

# Development Services Department Outreach Meeting



November 1, 2013

# Agenda

- I. Introduction and Welcome
- II. Fiscal Year Financial Report
- III. Departmental Changes
- IV. Summary of Development Activity
- V. Feedback from the Public

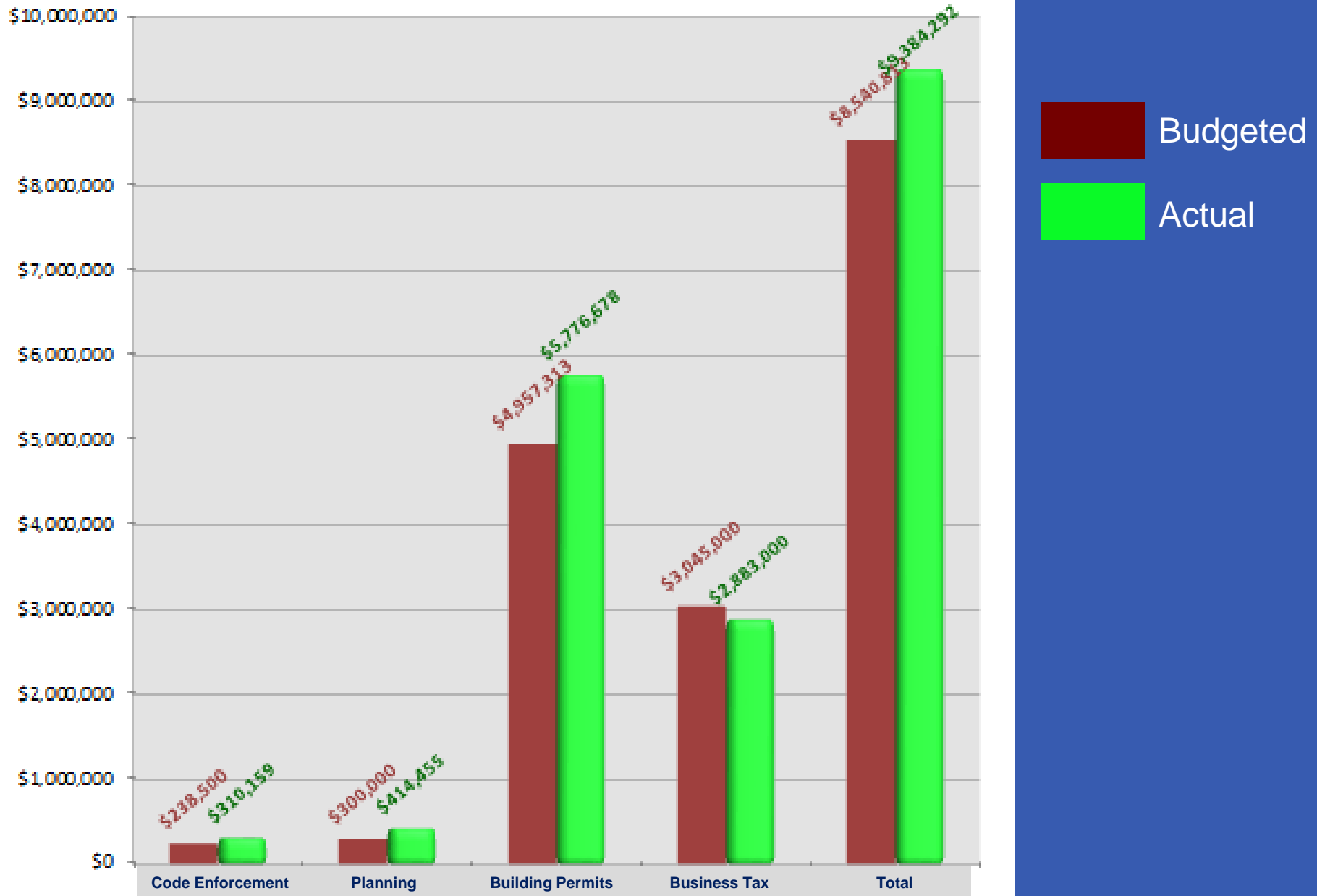
# Development Services Department Outreach Meeting



## Fiscal Year Financial Report

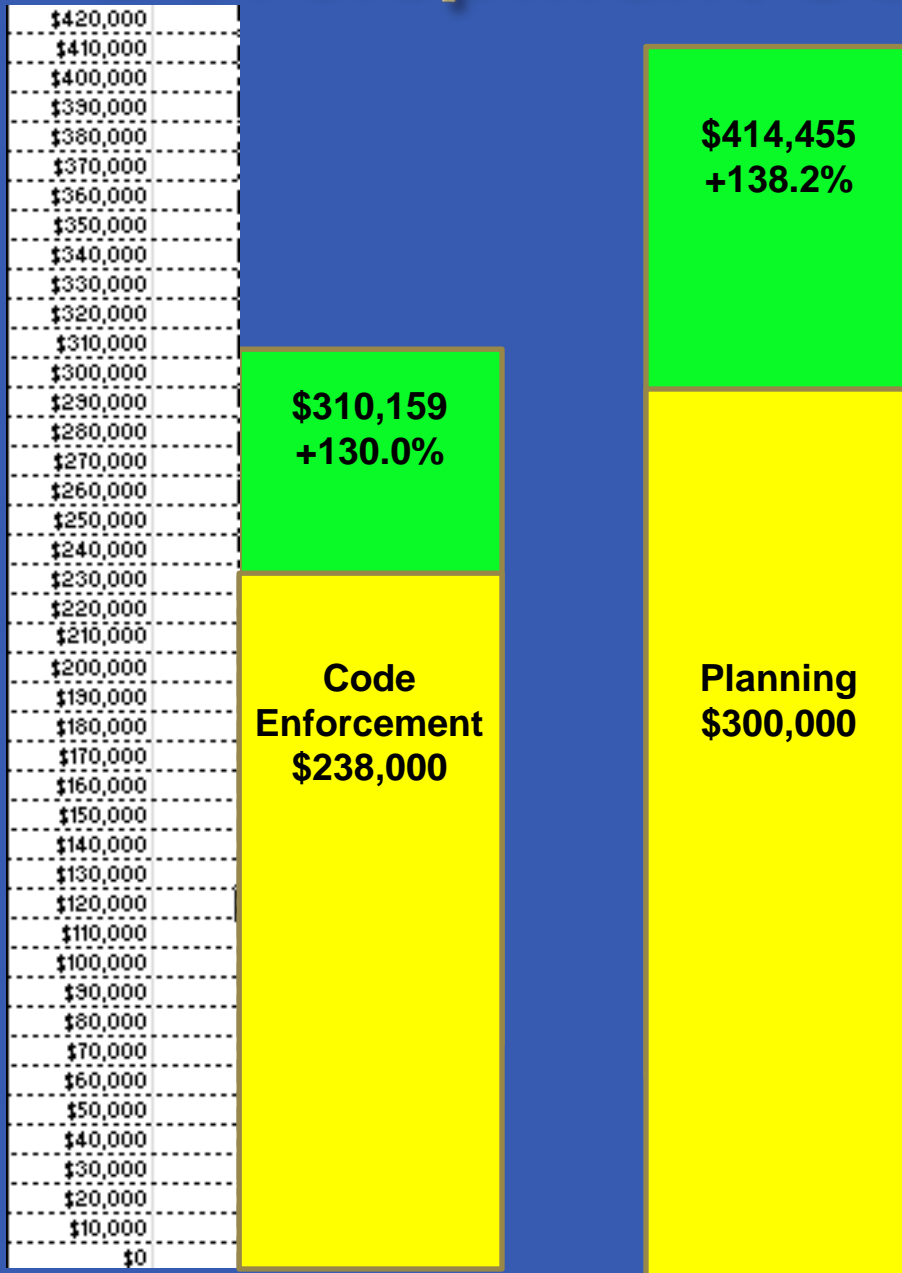
# Development Services Revenues

(FY2012-2013)



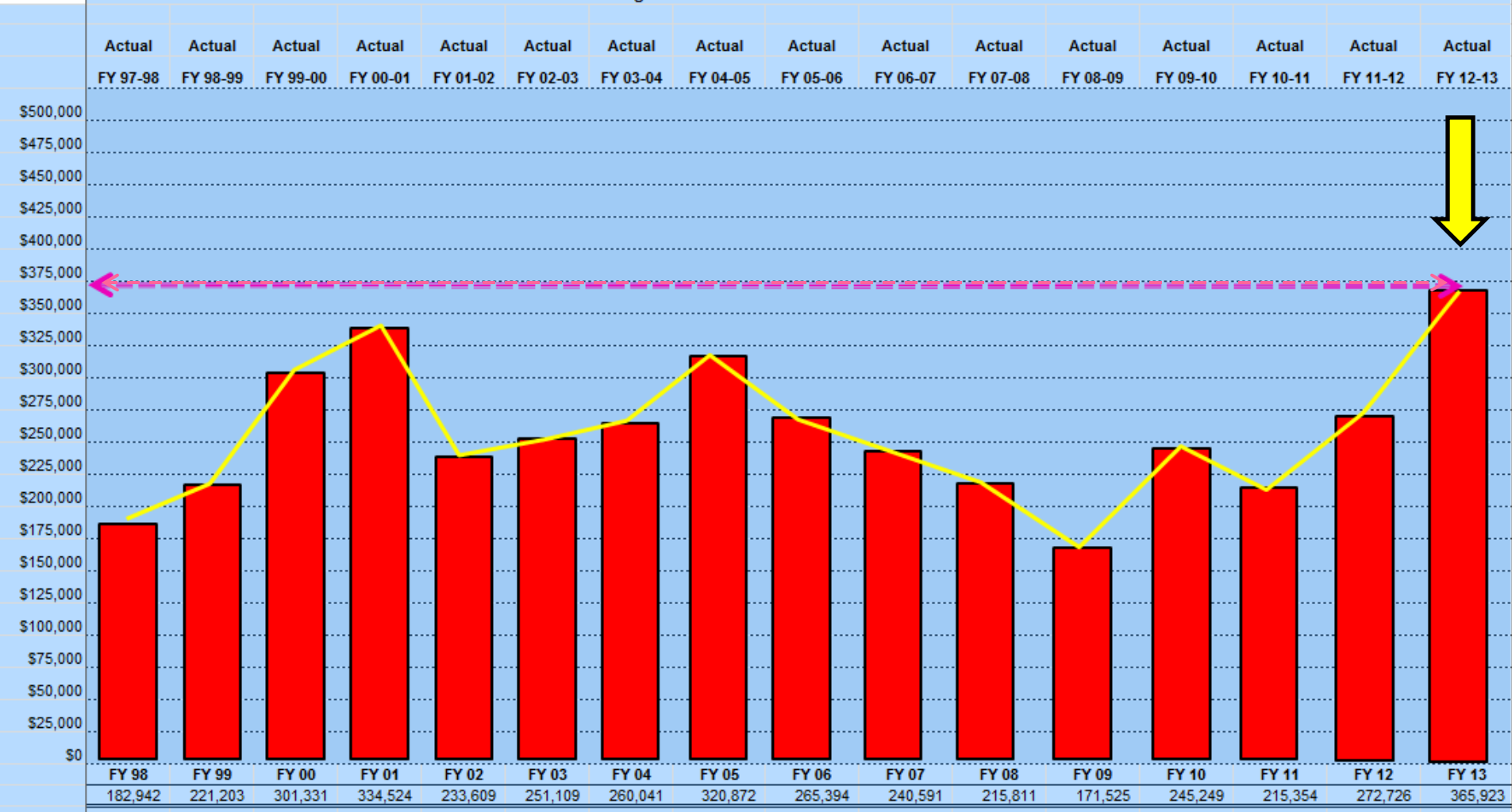
# Development Services Revenues

(FY2012-2013)



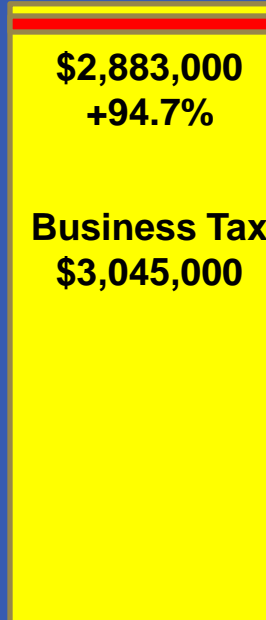
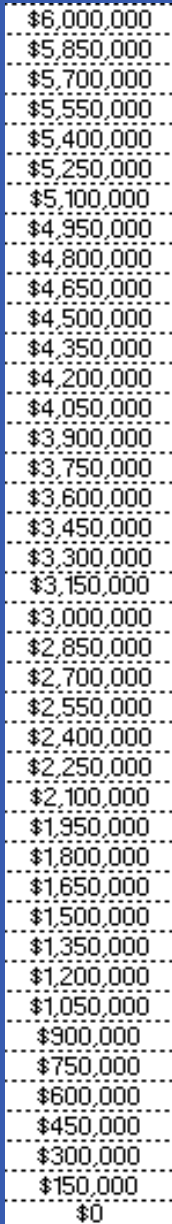
# Planning Revenues FY98-12

*Planning Division Revenues FY1998 to FY2013*



# Development Services Revenues

(FY2012-2013)



Total Department Budget: \$8,640,813  
 (Code, Planning, Bldg. Permits/Tax)  
 Total Revenue Collected: \$9,384,292

Total Surplus: **\$ 843,479**  
 +10%

Total Expenditures Budgeted: \$8,645,148  
 (Code, Planning, Bldg. Permits/Tax)  
 Total Actual Expenses: \$7,054,193

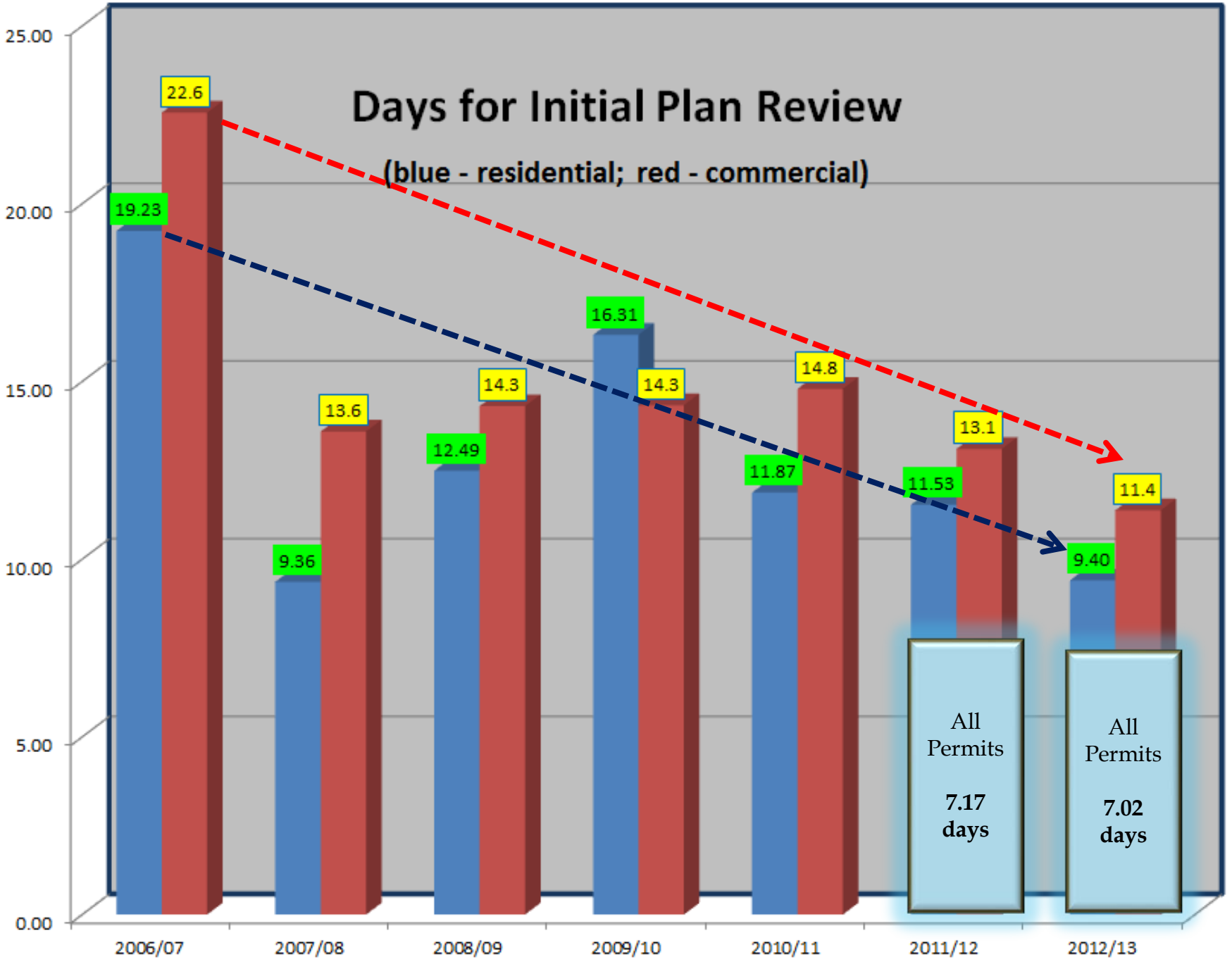
Total Savings: **\$1,590,955**  
 +18%

Total Revenue Surplus: \$ 843,479  
 (Code, Planning, Bldg. Permits/Tax)  
 Total Expenditure Savings: \$1,590,955

Total Savings: **\$2,434,434**

# Days for Initial Plan Review

(blue - residential; red - commercial)





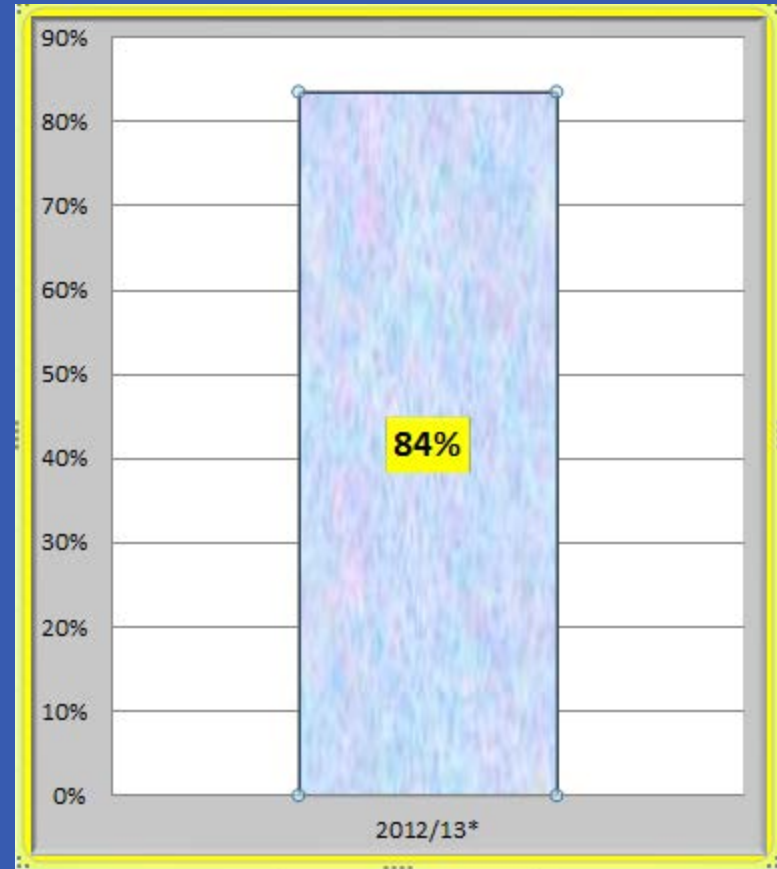
## GOAL

Percentage of Building Permits Reviewed by Zoning Within 5 Days

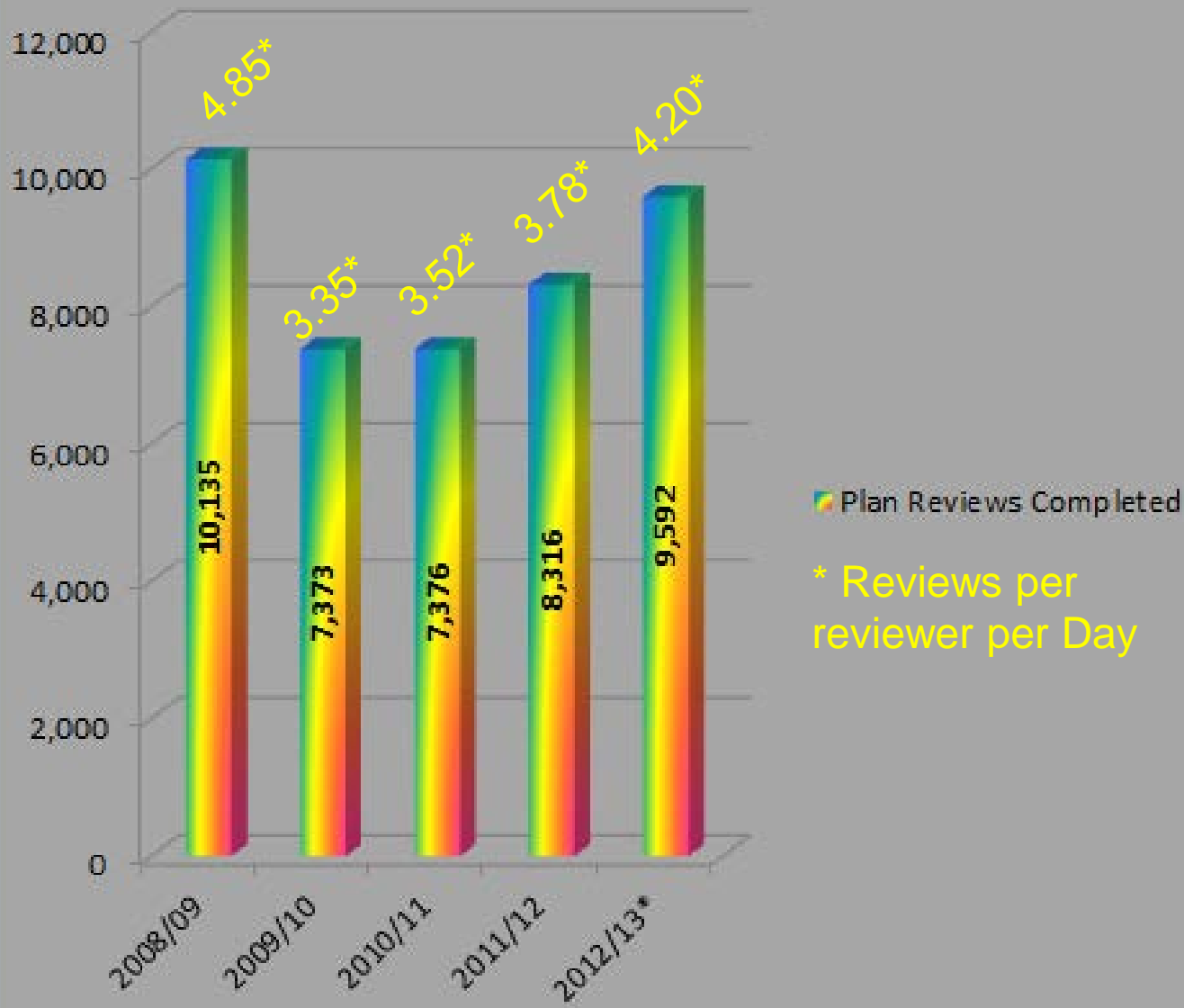


## GOAL

Percentage of Business Tax Licenses Reviewed by Zoning Within 3 Days



# Plan Reviews Completed



# Development Services Department Outreach Meeting



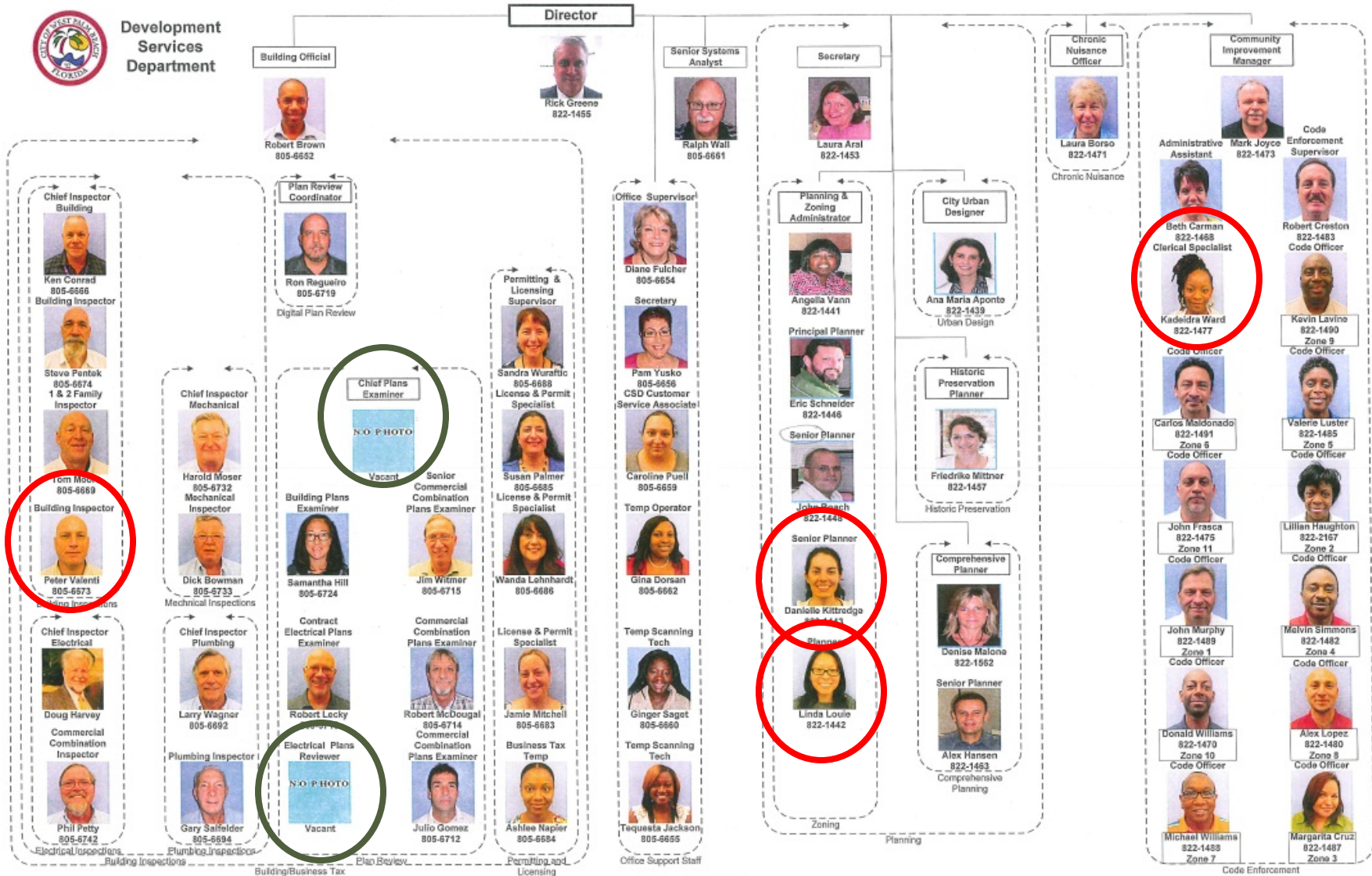
## Departmental Changes

# Development Services Org. Chart

## July 26, 2013



### Development Services Department



# Development Services Org. Chart

## October 1, 2013



Development Services Department

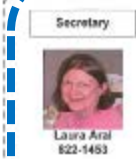
Director



Rick Greene  
822-1455



Senior Systems Analyst  
Ralph Wall  
805-6681



Secretary  
Laura Aral  
822-1453



Chronic Nuisance Officer  
Laura Borse  
822-1471



Community Improvement Manager  
Mark Joyce  
822-1471



Building Official  
Robert Brown  
805-6662



Administrative Assistant  
NO PHOTO



Assistant Building Official  
NO PHOTO



Plan Review Coordinator  
Ron Roguette  
805-6719



License & Permit Supervisor  
Sandra Wurffel  
805-6888



Administrative Assistant  
Diane Fulk



Planning & Zoning Administrator  
Angela Vann  
822-1444



City Urban Designer  
NO PHOTO



Senior Planner  
John Roach  
822-1443



Historic Preservation  
Friedrick Mitrner  
822-1457



Planner  
Danielle Kozledge  
822-1443



Comprehensive Planner  
Denise Malone  
822-1562



Associate Planner  
NO PHOTO



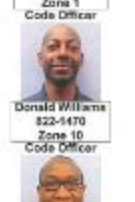
Comprehensive Planning  
Alex Hansen  
822-1451



Code Officer  
Carlos Maldonado  
822-1491  
Zone 6



Code Officer  
John Frasca  
822-1476  
Zone 11



Code Officer  
Donald Williams  
822-1470  
Zone 10



Code Officer  
Michael Williams  
822-1488  
Zone 7



Code Officer  
Kevin Lavine  
822-1450  
Zone 9



Code Officer  
Lillian Haughton  
822-2197  
Zone 2



Code Officer  
Alex Lopez  
822-1480  
Zone 8



Code Officer  
Margarita Cruz  
822-1487  
Zone 3

**Chief Inspector Building**  
Ken Conrad  
805-6986  
1 & 2 Family Inspector  
Tom Moore  
805-6986  
Building Inspector  
Steve Porubek  
805-6674  
Building Inspector  
[NO PHOTO]

**Chief Inspector Electrical**  
Doug Harvey  
805-4763  
Commercial Combination Inspector  
Phil Petty  
805-6742  
Electrical Inspector  
[NO PHOTO]

**Chief Inspector Mechanical**  
[NO PHOTO]

**Mechanical Inspector**  
Dick Bowman  
805-6733

**Chief Plans Examiner**  
[NO PHOTO]

**Plan Review**  
[NO PHOTO]

**Commercial Code**  
[NO PHOTO]

**Electrical Plans**  
[NO PHOTO]

**Building Plans**  
[NO PHOTO]

**Electrical Plans**  
[NO PHOTO]

**Building Plans**  
[NO PHOTO]

**Plan Review**  
[NO PHOTO]

**License & Permit Specialist**  
Wanda Lehnhardt  
805-6888  
License & Permit Specialist  
Janice Mitchell  
805-6883

**Administrative Assistant**  
[NO PHOTO]

**Records Retention Specialist**  
[NO PHOTO]

**Office Support Staff**  
[NO PHOTO]

**Planning & Zoning Administrator**  
Angela Vann  
822-1444

**City Urban Designer**  
[NO PHOTO]

**Senior Planner**  
John Roach  
822-1443

**Planner**  
Danielle Kozledge  
822-1443

**Associate Planner**  
[NO PHOTO]

**Zoning**  
[NO PHOTO]

**Chronic Nuisance**  
[NO PHOTO]

**Community Improvement Manager**  
Mark Joyce  
822-1471

**Code Officer**  
Carlos Maldonado  
822-1491  
Zone 6

**Code Officer**  
John Frasca  
822-1476  
Zone 11

**Code Officer**  
Donald Williams  
822-1470  
Zone 10

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822-1488  
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Lillian Haughton  
822-2197  
Zone 2

**Code Officer**  
Alex Lopez  
822-1480  
Zone 8

**Code Officer**  
Margarita Cruz  
822-1487  
Zone 3

10 New Positions in FY 13-14

# Development Services Department Outreach Meeting



## Summary of Development Activity



*City of West Palm Beach*

**Development Services Department**



# Palm Beach Outlets

Site work and vertical construction underway. Outlet portion (pink) slated to open in mid-February 2014. JCPenney demolition complete. Tenant improvement permits underway.







I-95

WF

JCP

+/-  
500,000  
SF

Palm Beach Lakes Blvd.

Congress Avenue





# 137 Restaurants in the U.S. – 12 Restaurants in Florida:

\* South Florida (3), Tampa (3), Orlando (2), Daytona, Gainesville, Jacksonville (2)



RESOURCE BUILDING MATERIALS  
ROSE LIMESTONE  
16"x16" TILE VENEER  
TOWER AND PILASTERS

RESOURCE BUILDING MATERIALS  
AMBER GOLD  
WAINSCOT

STUCCO  
DUNN-EDWARDS  
COLOR: ARABIAN RED  
MAIN BUILDING FIELD

COLOR: BLACK  
METAL CANOPIES

CORNICE  
DUNN EDWARDS  
COLOR: DARK CHOCOLATE

NOTE: BUILDING MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND DO NOT REFLECT ENVIRONMENTAL VARIABLES.



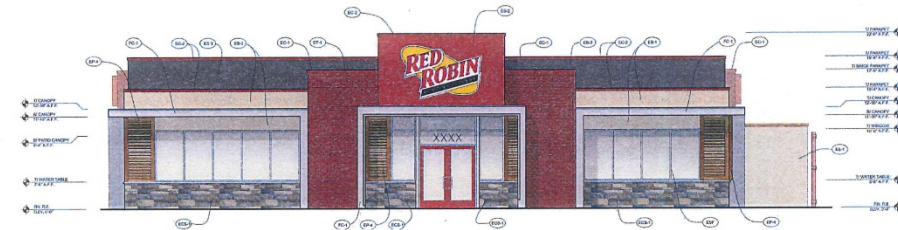
**BJ's Restaurant & Brewhouse**  
'The Palm Beach Outlets' - Palm Beach Lake Blvd.  
West Palm Beach, Florida



Copyright wdparkw. 0388.0107 08.10.2013

More than 400 Restaurants in the U.S. – 13 Restaurants in Florida:

\* Miami, Pembroke Pines, Fort Myers, Brandon, Wesley Chapel, Tampa, Clearwater, St. Petersburg, Winter Garden, Port Orange, Gainesville, Panama City, Pensacola



FRONT ELEVATION



LEFT ELEVATION



Red Robin Gourmet Burgers  
West Palm Beach, FL

**DP3**  
ARCHITECTS

**ZAGAT**  
2012

#1 Best Burger in the Full Service Category  
National Restaurant Chain Survey

**2012**

Red Robin receives Zagat's Best Burger in the Full Service category for the fourth consecutive year. Though the win propels the gourmet burger expert into superstardom, reports confirm that it has stayed remarkably grounded amidst the hoopla.

# Boston Red Sox 2013 World Champions





# Jefferson (Courtney Lakes) RPD

**Building permits to develop 282 multifamily units at Executive Center Drive and Congress Avenue have been approved.**

**JEFFERSON**  
AT WEST PALM BEACH  
JEFFERSON APARTMENT GROUP

1770 Executive Center Drive, Suite 200  
West Palm Beach, FL 33411  
Tel: 561.833.1100  
www.jeffersonapartments.com

**ARCHITECT**  
Charlan, Brock & Assoc.  
1770 Executive Center Drive  
West Palm Beach, Florida 33411  
Tel: 561.833.1100  
Project Manager: Kelly Moulton  
Email: kelly@charlanbrock.com  
www.charlanbrock.com

**CIVIL**  
A/E/C  
482 South Federal Road  
Orlando, Florida 32810  
Tel: 407.854.4576  
www.charlanbrock.com

**HARDSCAPE**  
DesignPro Associates, Inc.  
25 N. Arroyo Ave.  
Longwood, Florida 32750  
Tel: 407.485.1770  
www.designpro.com

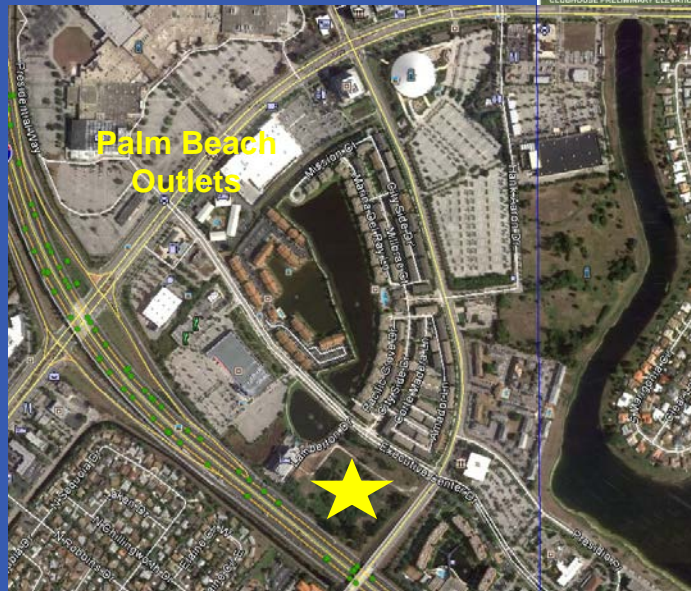
**CLUBHOUSE PRELIMINARY ELEVATION**

architects · planners  
JEFFERSON APARTMENT GROUP  
1770 EXECUTIVE CENTER DRIVE, SUITE 200  
WEST PALM BEACH, FLORIDA 33411  
TEL: 561.833.1100  
WWW.JEFFERSONAPARTMENTS.COM

charlan · brock & assoc., inc.  
Jefferson  
at West Palm Beach  
PROJECT COVER SHEET

DATE: 11-28-19  
DRAWN BY: KLM  
CHECKED BY: KLM  
FORNOR: 190000000

A0.00.1





# Mizner Lakes

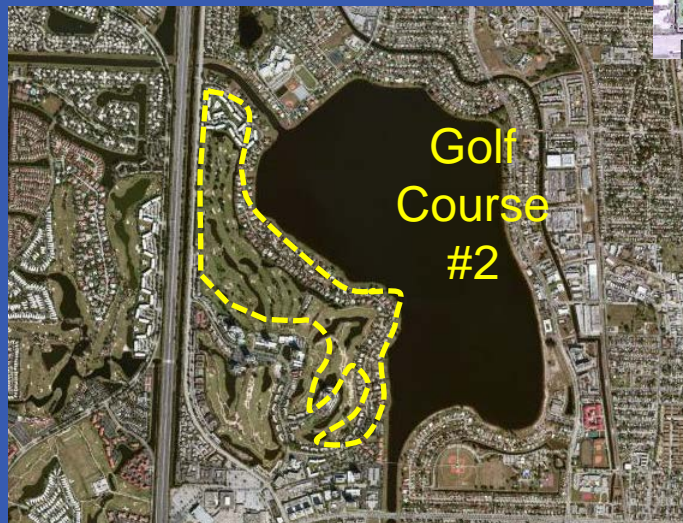
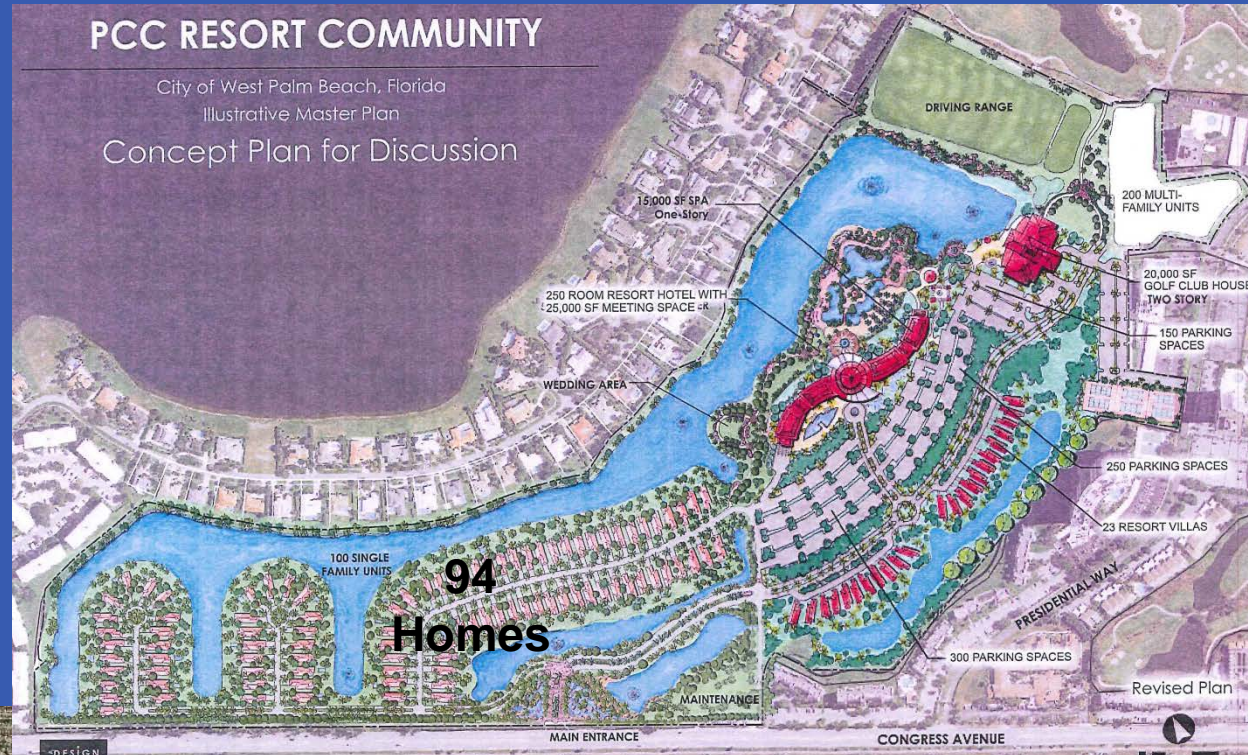
*A building permit application to develop 548 multifamily units at Hank Aaron Drive and Congress Avenue was submitted.*





# PCC Resort Community

*The application to develop a resort with 250 hotel rooms, 100 single family homes, a 200-unit condominium and 23 villas was approved by the City Commission at their July 8, 2013 meeting. A major subdivision has since been filed.*



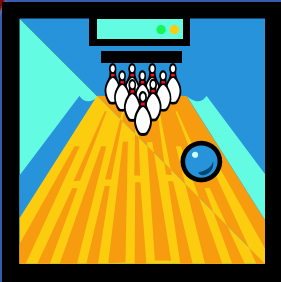
TYPE	PROPOSED
• SF Zero Lot Line Homes	100
• Golf Villas	23
• MF Dwelling Units	200
• Resort Hotel	250 room 3 stories
• Spa Facility	15,000 sf
• Meeting Space	25,000 sf
• Clubhouse	20,000 sf



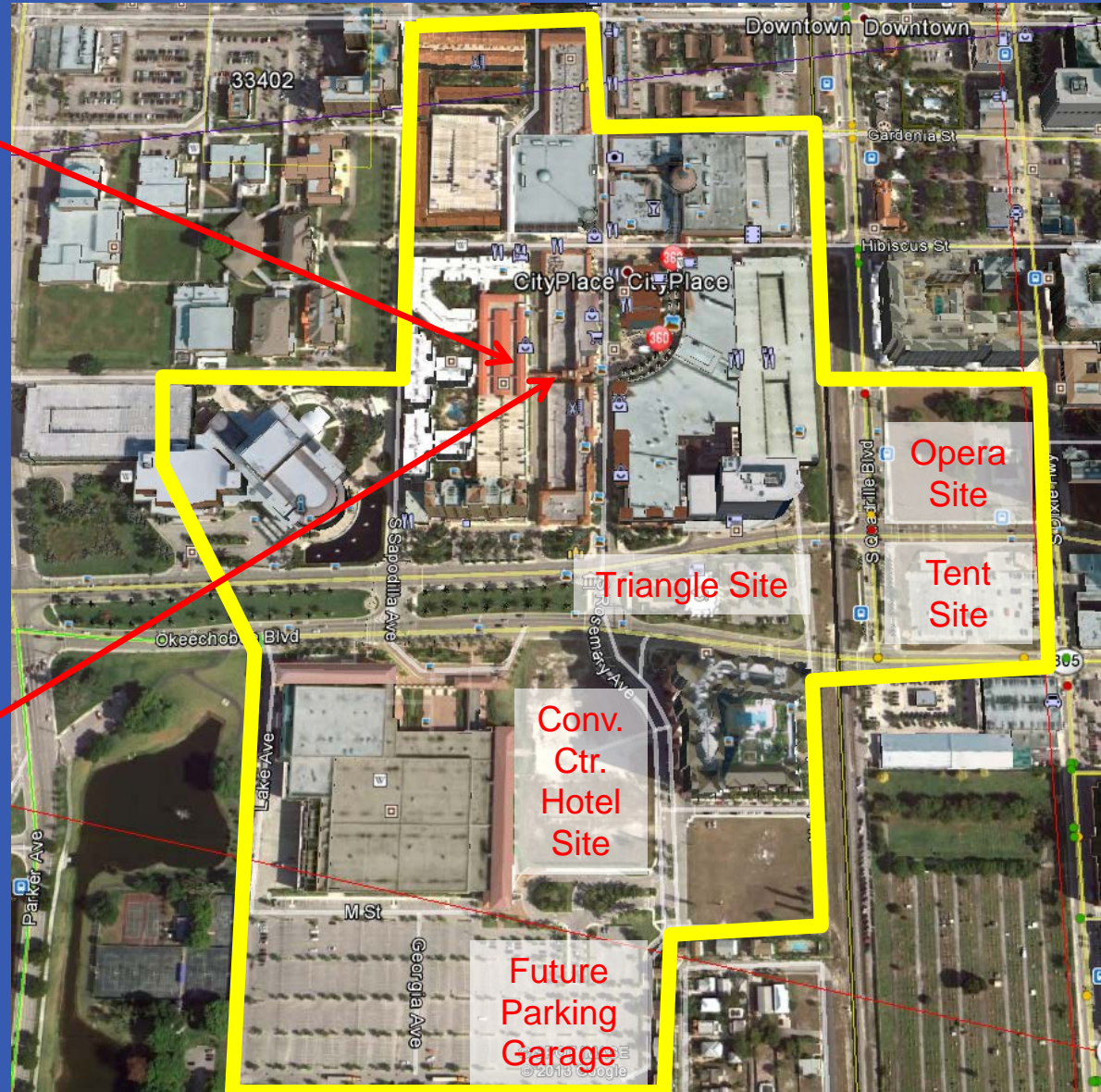




# CityPlace New Construction



*Discussing several changes within CityPlace including construction of a new Revolutions Restaurant/Bowling Alley, Tequila Cowboy, Copper Blue, LA Fitness and other new venues.*





# Downtown Tent Site

*Discussions ongoing  
with applicants  
seeking to develop  
this parcel.*



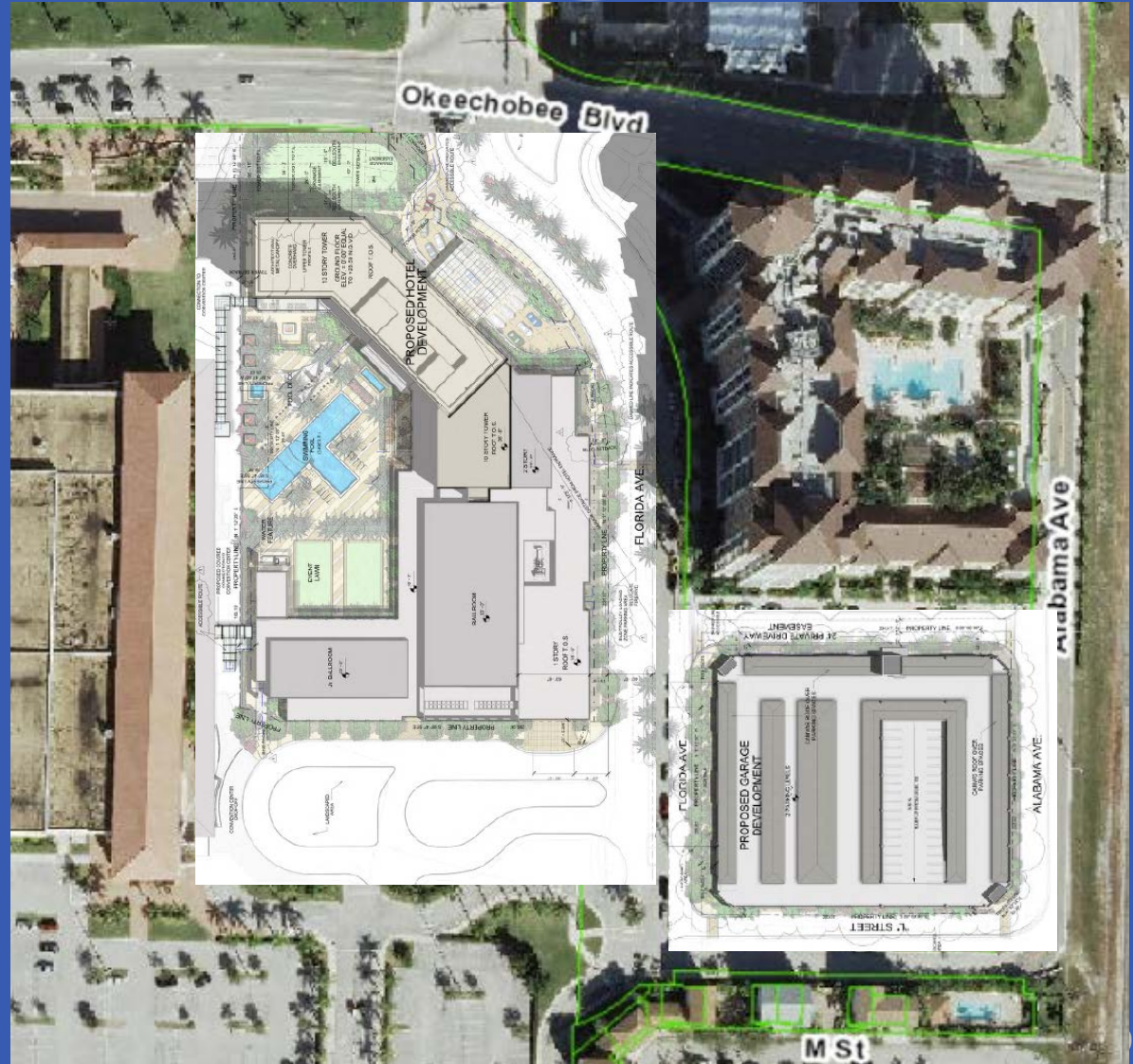
# DOWNTOWN HOTELS





# Convention Center Hotel & Parking

*An application has been filed for a 403 room hotel and parking garage. The application is expected to be discussed at the November 19, 2013 Planning Board meeting.*





# Convention Center Hotel & Parking





# Convention Center Hotel



South Elevation



North Elevation

East Elevation

West Elevation





# Downtown Marriott Residence Inn

## STATUS

*The proposed 151 room hotel located between Hibiscus/Gardenia/Dixie Highway and Quadrille was approved by the Downtown Action Committee.*

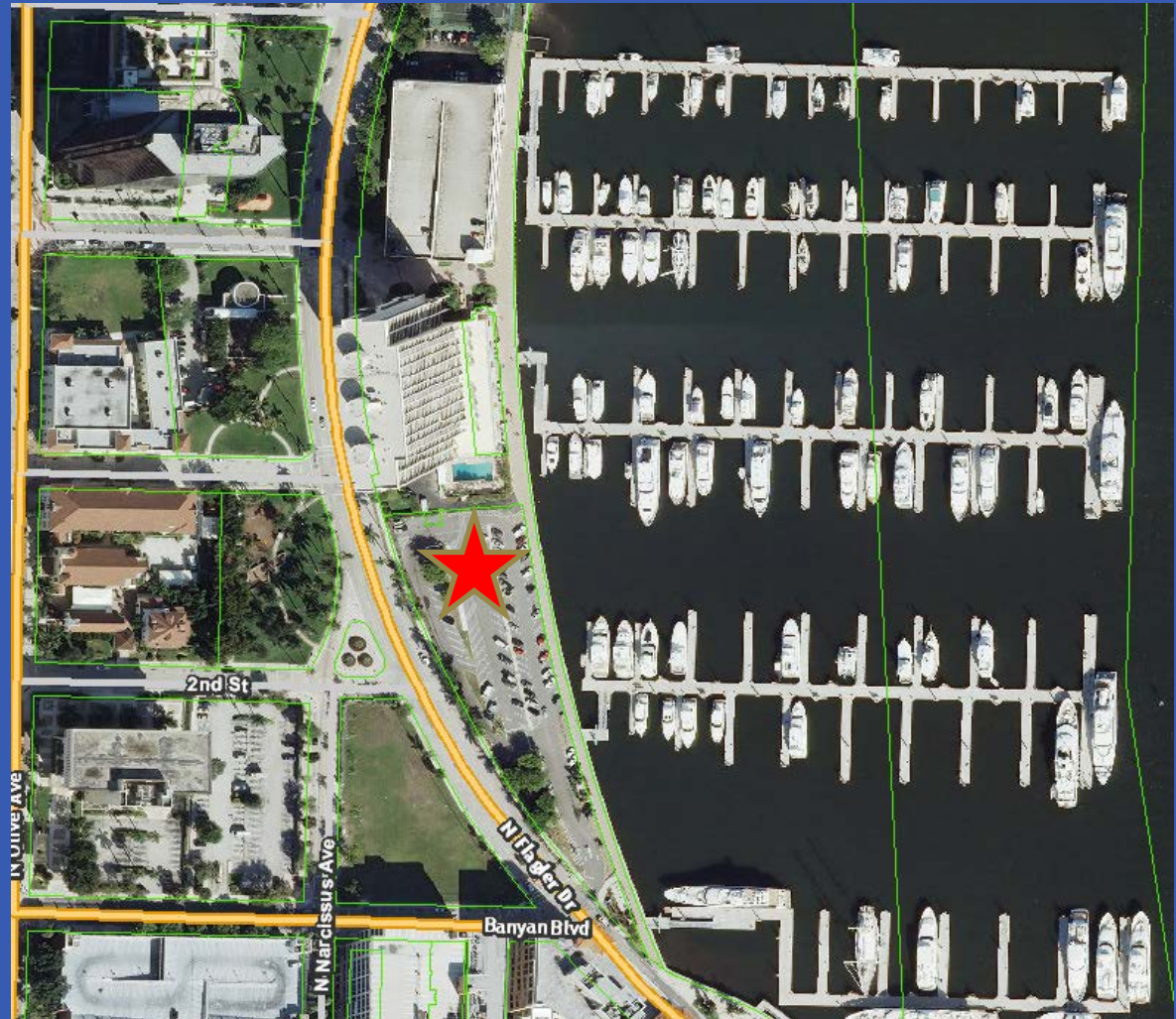






# Palm Harbor Marina Resort/Hotel

*Staff is working with  
Leisure Resorts to  
plan and develop a  
hotel as part of a  
resort-style  
development for the  
Palm Harbor Marina.*





# Palm Harbor Marina Resort/Hotel

*Staff is working with Leisure Resorts to plan and develop a hotel as part of a resort-style development for the Palm Harbor Marina.*





# Clematis Boutique Hotel

*Project to build 96 hotel rooms is approved and staff is awaiting for building permit application which must be submitted before June 30, 2014.*





# Old City Hall Site

## STATUS

*The City will seek to develop the old City Hall site at some point in the immediate future.*



*Old City Hall Site*

# DOWNTOWN RESIDENTIAL





# Evernia Place

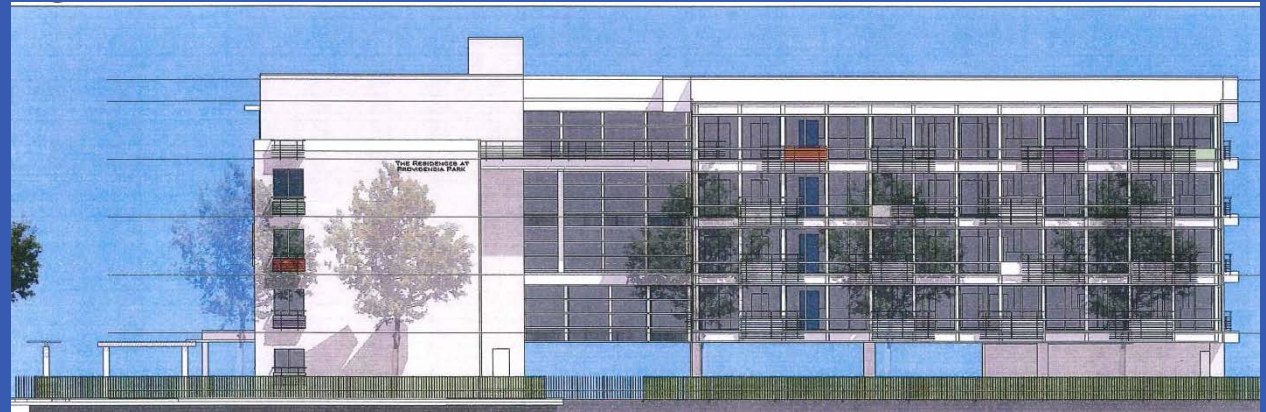
*The project to develop 85 senior housing units at the northeast corner of Sapodilla and Evernia is underway.*





# 300 Palm Beach Lakes Boulevard

*An application to develop the Nurses Residence for 52 residential units was approved by the Downtown Action Committee in February. The developer has submitted a building permit application for 42 apartments.*



Proposed

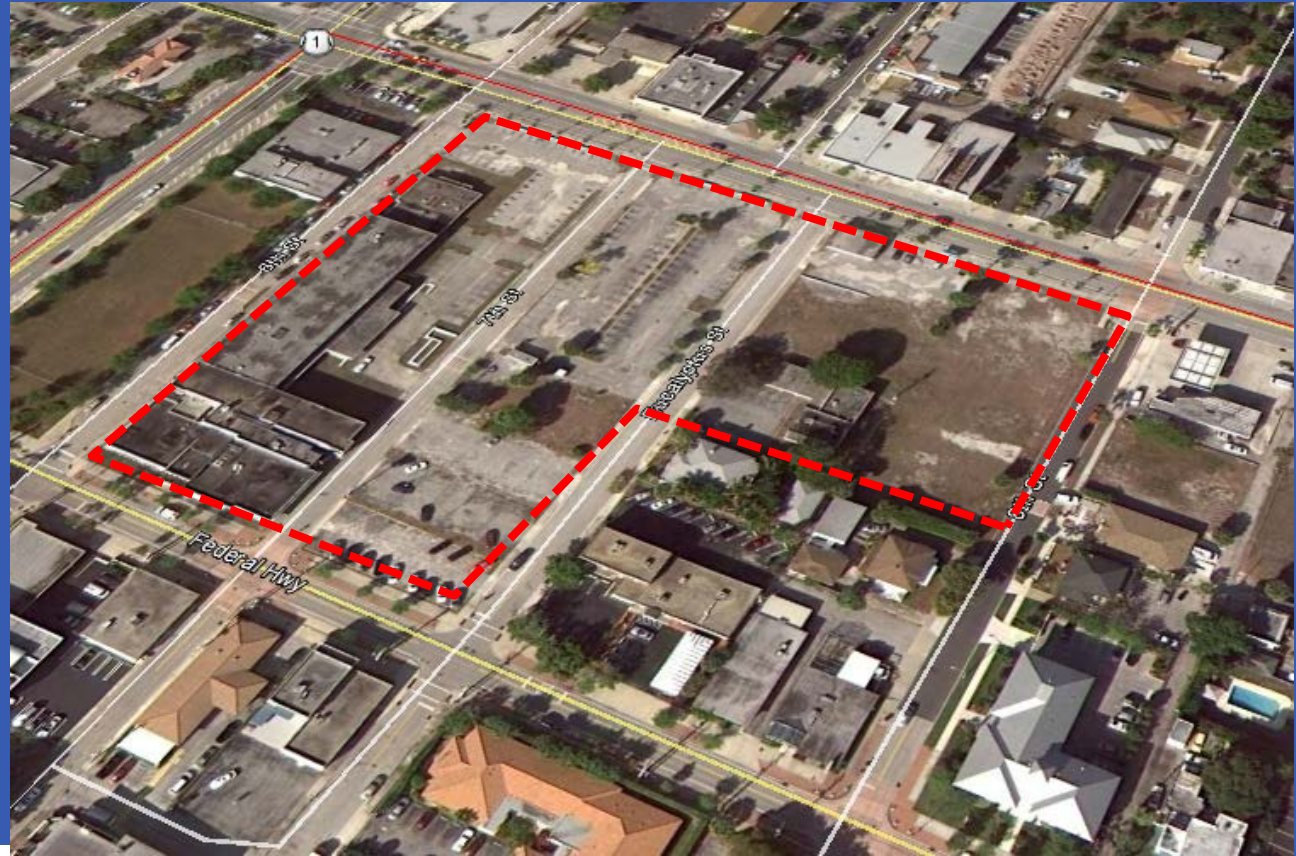


Existing



# North Olive Place

*Approvals were granted to develop 459 apartments at the property between 6<sup>th</sup> Street and Eucalyptus (Dixie Highway to Olive Avenue).*







# North Olive Place

*Approvals were granted to develop 459 apartments at the property between 6<sup>th</sup> Street and Eucalyptus (Dixie Highway to Olive Avenue).*





# Redevelopment of the Meridian Building

*The owners of the Meridian Building in Downtown West Palm Beach are converting the building to residential units. Work is underway*





# Central Park Plaza

*Central Park Plaza  
is proposing to  
amend their  
previously  
approved site plan  
to build 213  
multifamily units  
within a 16-story  
building at the  
northeast corner of  
South Dixie  
Highway and Fern  
Street.*





# Chapel by the Lake Development

*An application for a residential development for 96 units immediately south of the Downtown was discussed and continued by the City Commission to the January 6, 2014 meeting.*



*Original Proposal*



# Chapel by the Lake Development

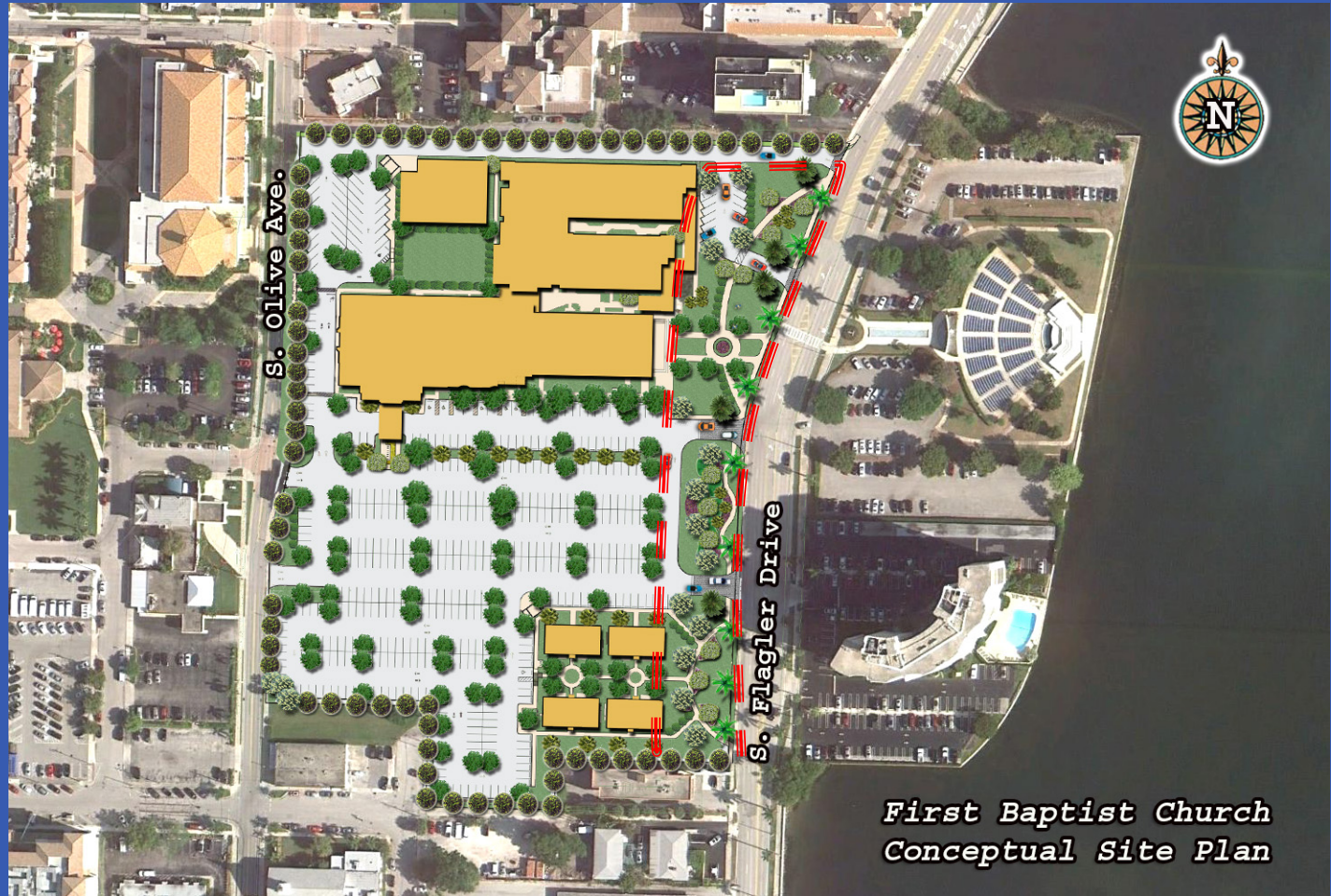


*An application for a residential development for 96 units was discussed and continued by the City Commission to the January 6, 2014 meeting.*



# First Baptist Church Redevelopment

*An application for a redevelopment of the church property was discussed and continued by the City Commission to the January 6, 2014 meeting.*



*First Baptist Church  
Conceptual Site Plan*

# OTHER DOWNTOWN DEVELOPMENTS





# First Bank Development

*The project, approved by DAC, consists of the acquisition of the corner tire store (see below) and construction of a new 5,175 s.f. bank at the southwest corner of Quadrille Boulevard and Dixie Highway.*



VIEW LOOKING SOUTH WEST

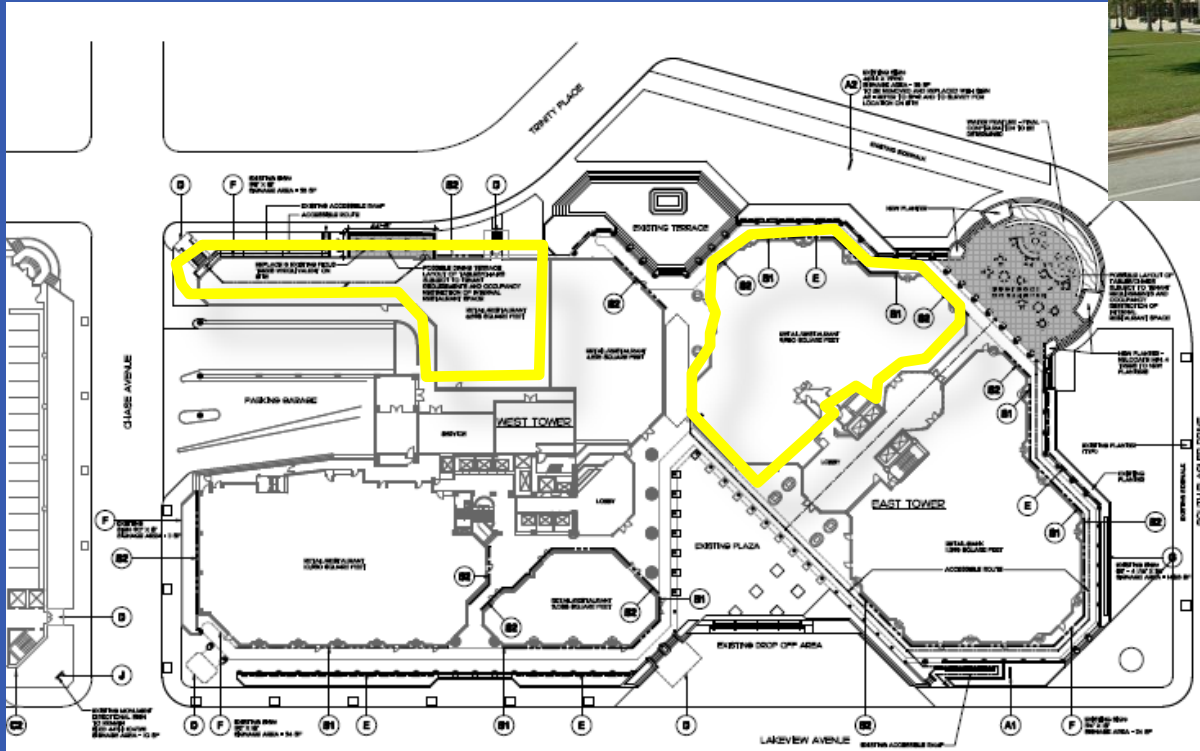






# Phillips Point Major Amendment

- Phillips Point is adding a new 2,937 s.f gym for its tenants and adding two outdoor dining areas.





# Chase Bank Improvements

- Chase Bank is underway with improvements to their building on Banyan Boulevard.





# Transit Village



- 1 SciEnergy Center
- 2 Intermodal Transit Center
- 3 Hotel Towers
- 4 Historic Train Station
- 5 New Transit Overpasses
- 6 Residential Tower
- 7 Office Towers
- 8 World Trade Center
- 9 Parking Garage
- 10 Workforce/Student/Housing
- 11 Retail
- 12 Banyan Boulevard
- 13 Tamarind Avenue
- 14 Clematis Street
- 15 Datura Street
- 16 Evernia Street
- 17 Fern St
- 18 Australian Avenue

	RFP Response	Revised Proposal
Apartment Units	120	150 (+30)
Luxury Condo. Units	40	150 (+110)
Hotel	400 rooms	375 rooms (-25)
Community Center	125,000 sq. ft.	12,500 sq. ft. (-112,500)
Office	600,000 sq. ft.	400,000 sq. ft. (-200,000)
Retail	175,000 sq. ft.	75,000 sq. ft. (-100,000)



# All Aboard Florida Commuter Rail Line

*Staff is working with All Aboard Florida to plan a proposed station south of Clematis Street and development of surrounding properties that are being acquired. The establishment of Quiet Zones is part of this discussion.*

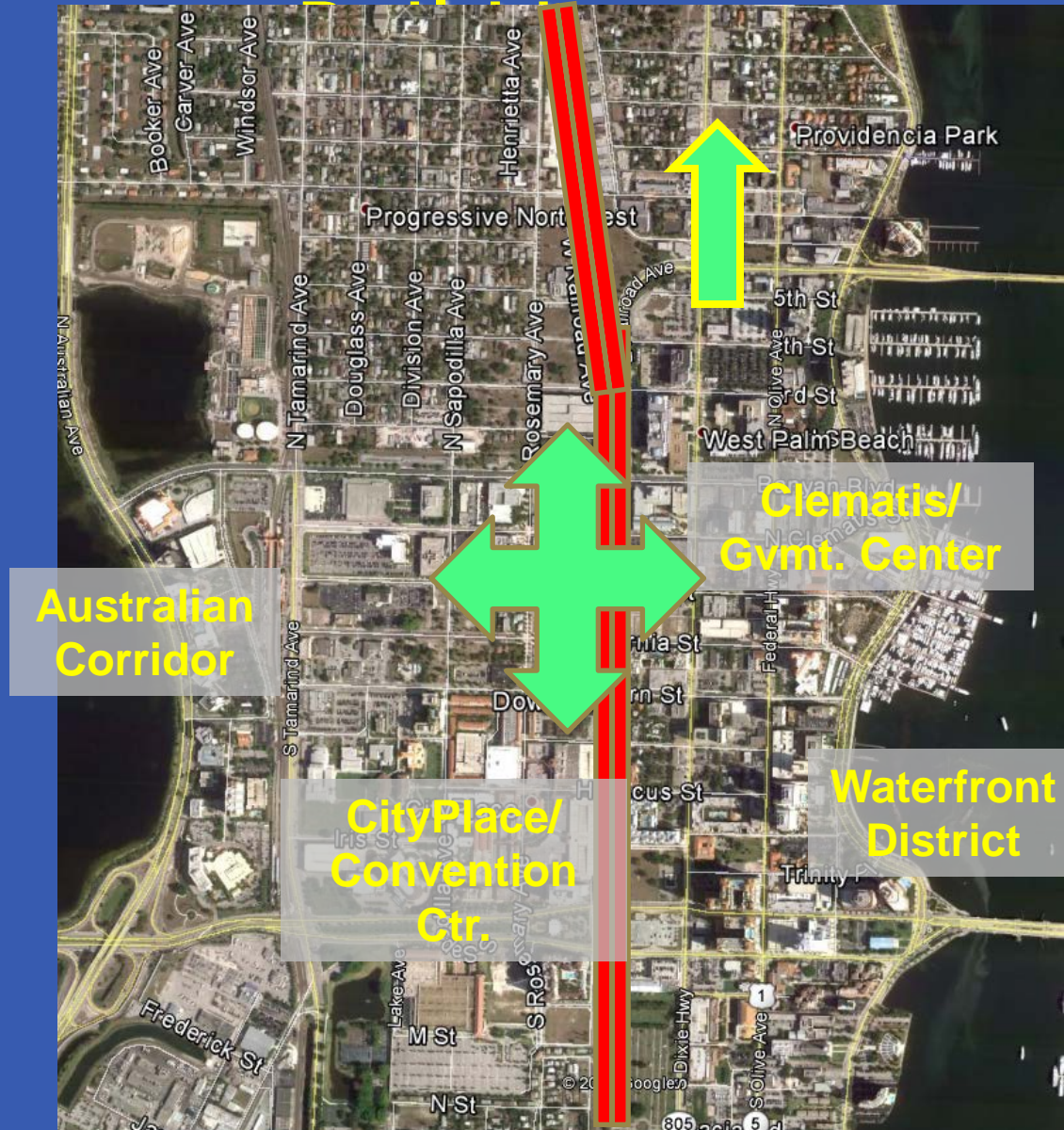


Figure 2-5.1 West Palm Beach Station Alternatives Map



# All Aboard Florida Commuter

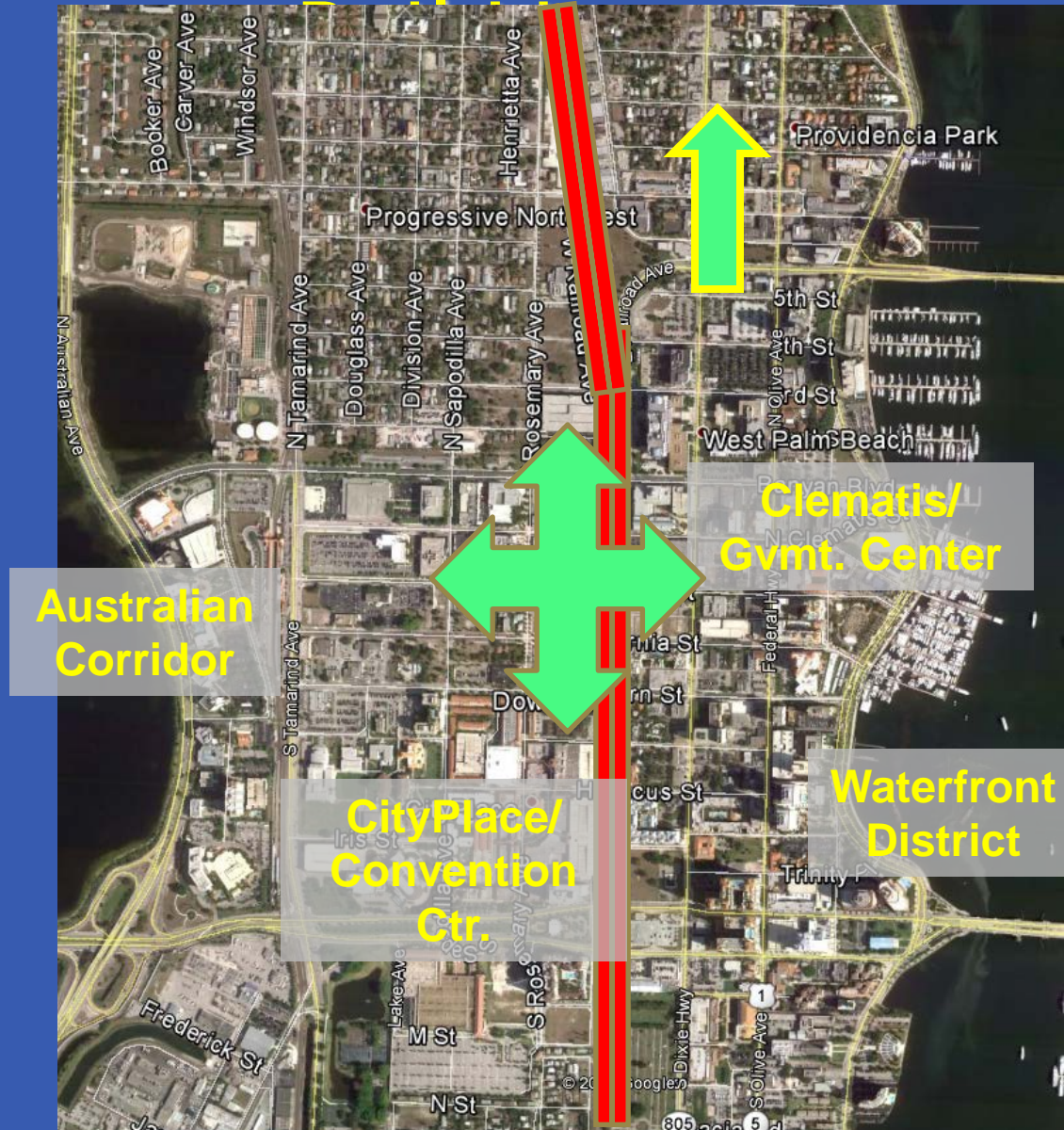
*Staff is working with All Aboard Florida to plan a proposed station south of Datura Street and development of surrounding properties that are being acquired. The establishment of Quiet Zones is part of this discussion.*





# All Aboard Florida Commuter

*Staff is working with All Aboard Florida to plan a proposed station south of Datura Street and development of surrounding properties that are being acquired. The establishment of Quiet Zones is part of this discussion.*



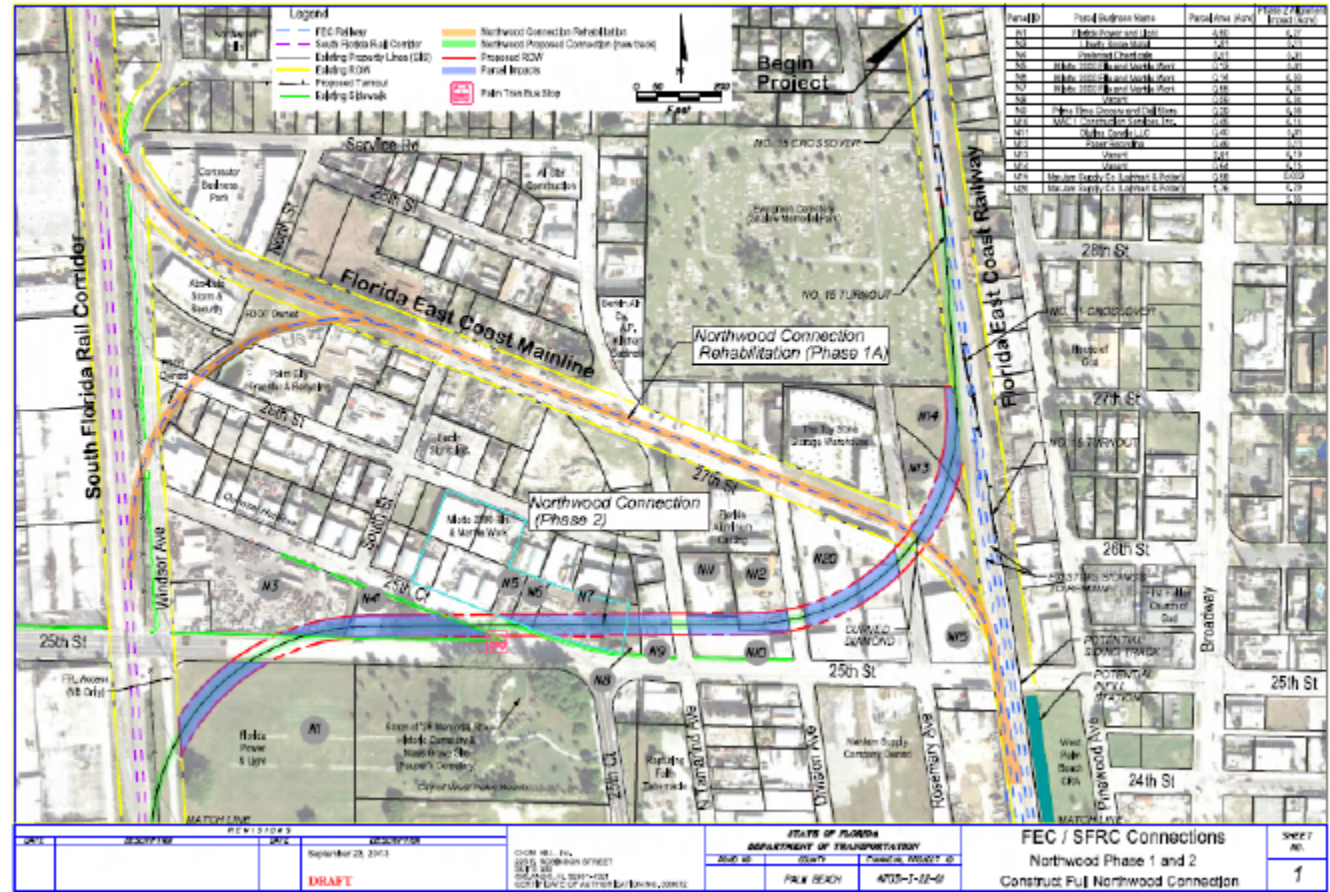


# South Florida Freight & Passenger Rail Enhancement Project

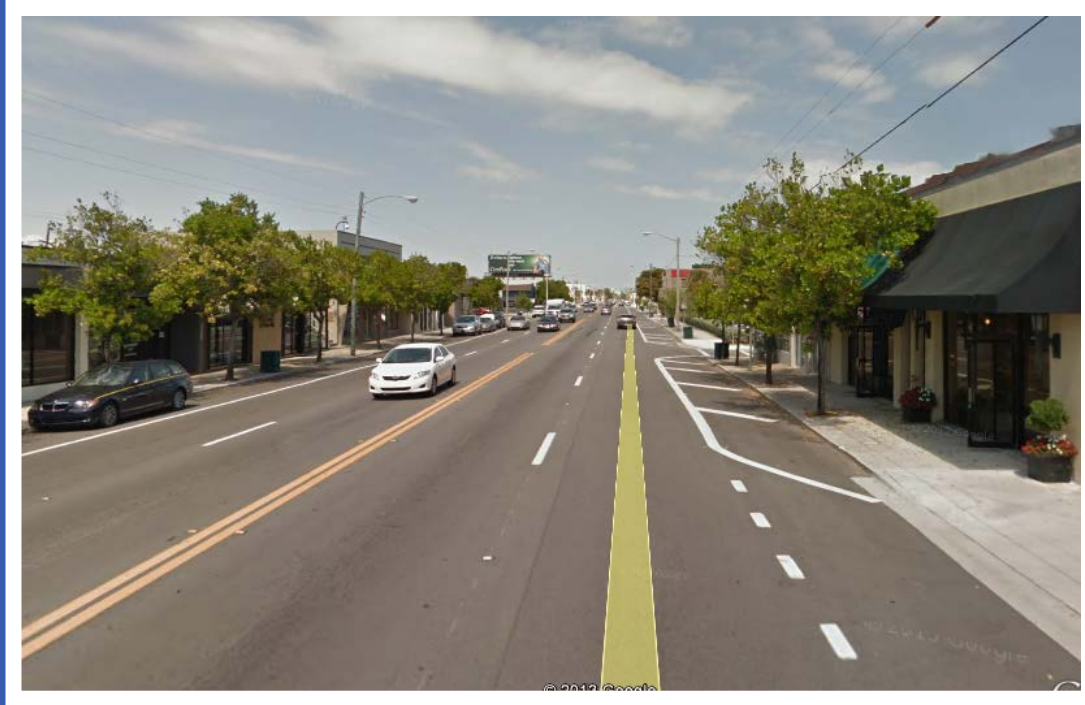
The FDOT with the Federal Railroad Administration (FTA) is investigating a rail connection between the S. Florida rail Corridor (SFRC) and Florida East Coast (FEC) railway as a result of the expansion of the Panama Canal and improvements to the Port of Palm Beach, Port Everglades and Port of Miami. A total of 15 properties are impacted resulting in a \$1.68 million loss in taxable value.

Northwood Connection Economic Analysis  
DRAFT: Technical Memorandum

18



# SOUTH DIXIE CORRIDOR







# South Dixie Corridor Study

## STATUS

*An implementation Committee has been selected to review the 42 recommendations from the Technical Assistance Panel report. Staff has been meeting for approximately one year with the Committee and now working on a final report.*



Urban Land  
Institute

Southeast Florida/Caribbean

Technical Assistance Panel

*for:*

The City of West Palm Beach, Florida,  
South Dixie Highway Corridor



January 26 and 27, 2012: West Palm Beach, Florida



# Villas on Antique Row

Site work and vertical construction underway. The project will consist of 35 townhome units and 11 townhome/ office/ retail mixed use units on South Dixie Highway at Monroe.



REAR ELEVATION



RIGHT ELEVATION

LEFT ELEVATION

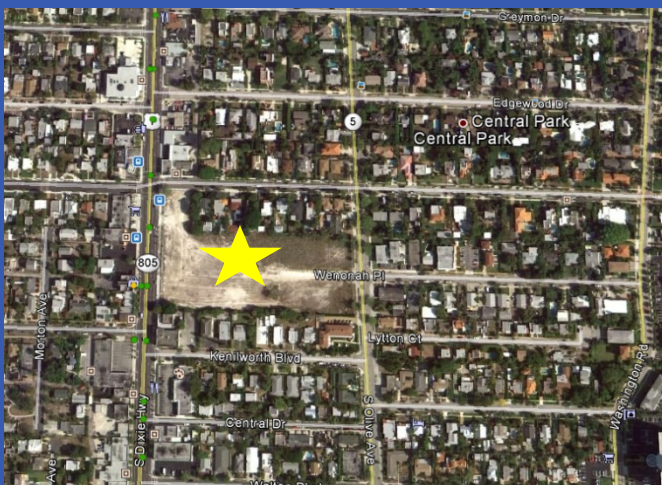


FRONT ELEVATION

LIVE/WORK ELEVATION (5-UNIT)

VILLAS ON ANTIQUE ROW

BY: LABEL & CO.  
SCALE: 1/8" = 1'-0"  
08.06.2012





# Villas on Antique Row





Walgreens



Construction underway. Project located at the southwest corner of South Dixie Highway and Southern Boulevard.



**Cotleur Hearing**  
Professional Architecture  
Professional Consulting  
Graphic Design  
1504 Commerce Lane  
Suite 11  
Jupiter, Florida 33450  
954-727-6336 Fax: 954-1377

**WALGREENS PHARMACY**  
West Palm Beach, Florida

COTLEUR HEARING INC.  
1504 Commerce Lane, Suite 11, Jupiter, FL 33450  
954-727-6336 Fax: 954-1377

# OTHER CITYWIDE DEVELOPMENTS





# TRG Related

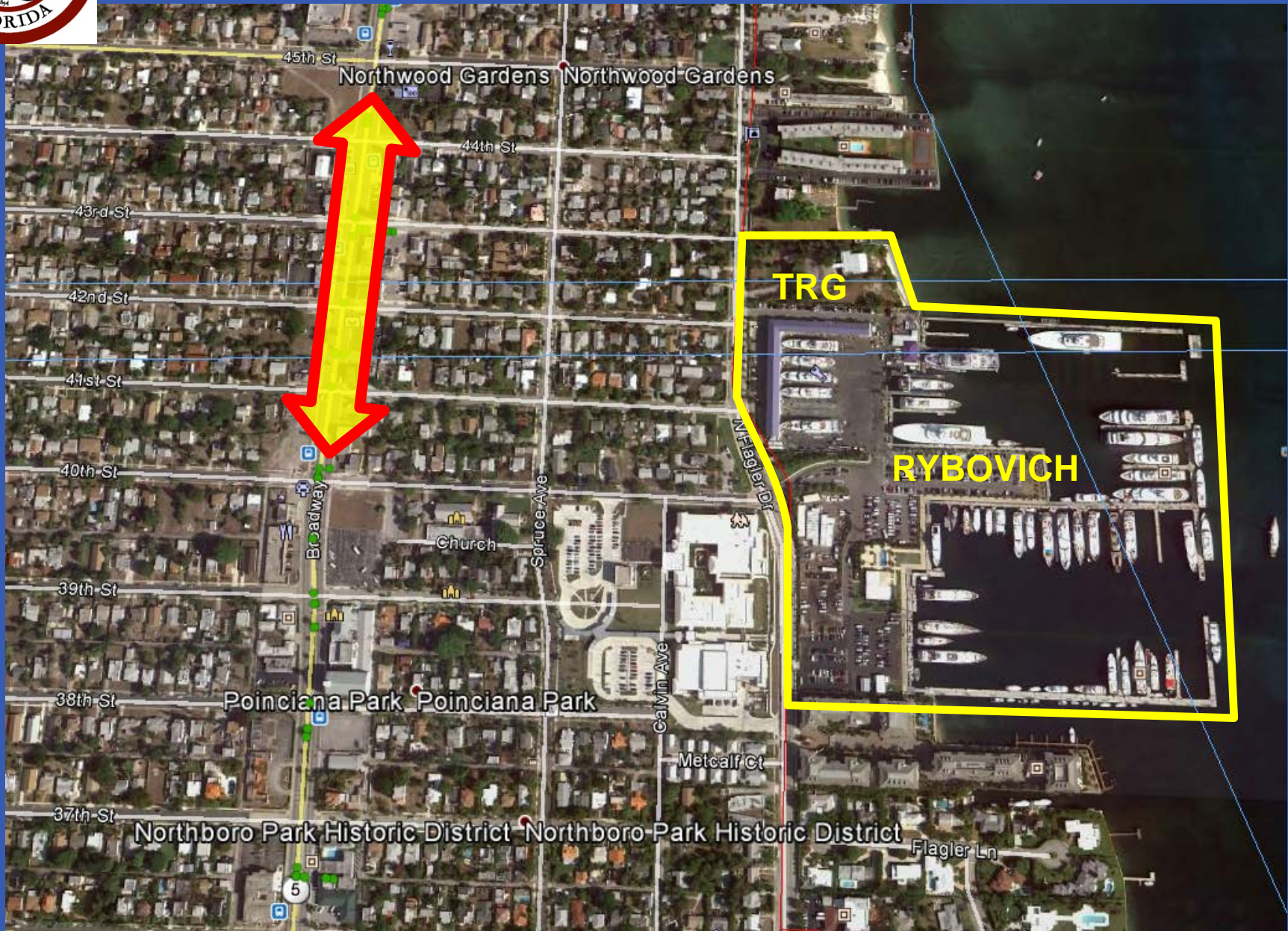
## STATUS

*Applicant working on a consolidated plan with the adjacent Rybovich parcel. The original proposal consisted of a 21 and 20-story tower with 397 units. This application was withdrawn and a new one submitted to the City.*





# TRG Related/Rybovich

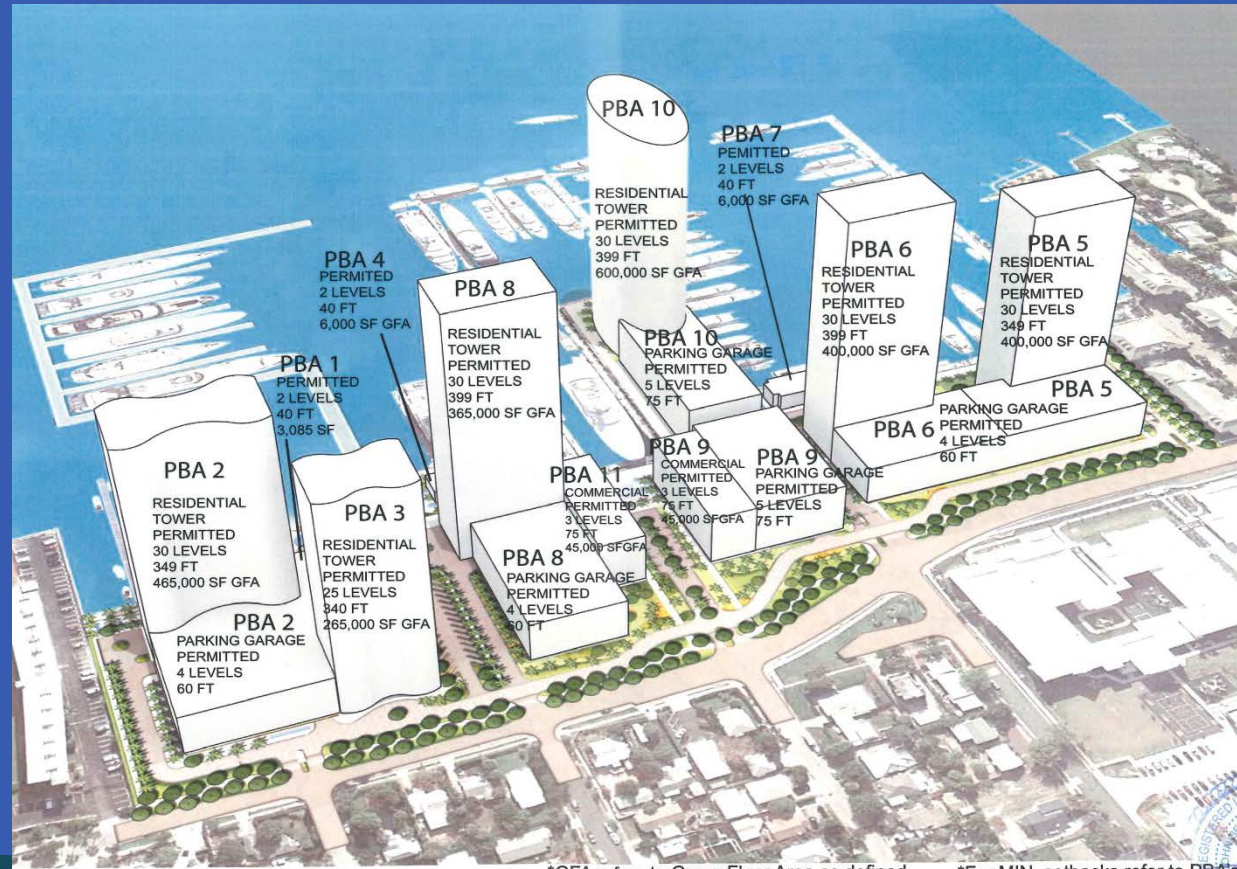




# TRG Related/Rybovich

## STATUS

Applicant working on a consolidated plan with the adjacent Rybovich parcel. The revised proposal consists of six residential towers ranging in height from 25 to 30 stories with a total of 1,059 units. There would also be retail (10,000 sf), office (35,000sf) and restaurants (15,085 sf).



\*GFA refers to Gross Floor Area as defined in Design Guidelines. \*For MIN. setbacks refer to PBA's

RYBOVICH © ARQUITECTONICAGED

EXHIBIT C • 10/28/2013 • MASSING DIAGRAM • NORTH FLAGLER • WEST I







# TRG Related/Rybovich





# Dunbar Village Senior Complex

*An application to develop 99 senior apartment units at the north end of Dunbar Village was unanimously approved by the City Commission.*



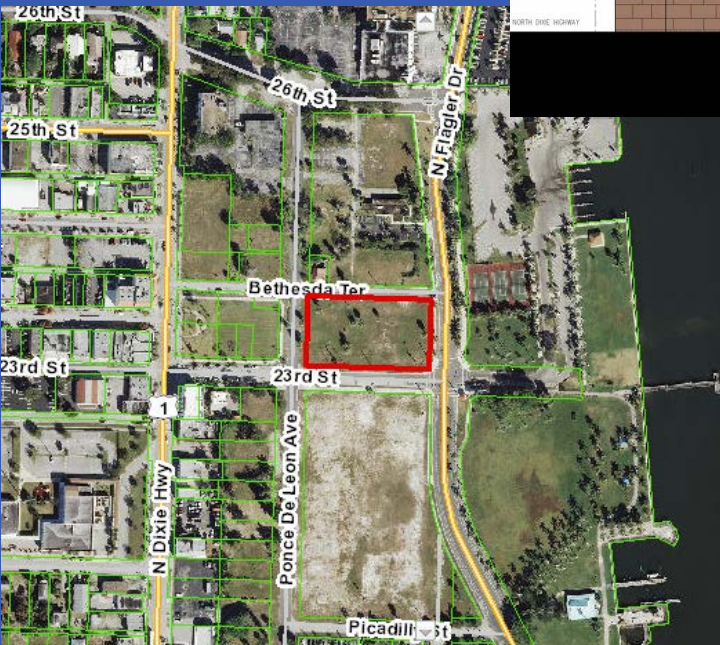
PAUL LAURENCE DUNBAR SENIOR COMPLEX  
WEST PALM BEACH, FLORIDA

CONCEPTUAL PROPOSAL  
AUGUST 27, 2012



# Artists Square

*The owners have expressed an interest in submitting plans to develop the property west of Currie Park.*





# Ibis Golf and Country Club Renovations and Expansion

*Plans to expand the Ibis clubhouse and recreational facilities (estimated \$30 million project) was approved by the City Commission and a building permit has been issued.*



Ibis Golf & Country Club  
Prepared for Ibis Golf & Country Club

Site Plan



LAND DESIGN SOUTH  
Planning  
Landscape Architecture  
Environmental  
Transportation  
Graphic Design



# Morse Life Expansion

*An application to develop an additional 7,000+ square feet was approved by the City and construction is underway.*





# Village Commons Publix Reconstruction

*A minor Planned Development amendment and a Formal – Level II site plan review was approved to allow for the demolition and rebuild of a Publix grocery store. Access to and from Northwood University is being provided.*





# Hanley Center

*An application for a new master plan consisting of a 16,988 sf wellness center and pool (Phase 1) and 6,800 sf meditation chapel/auditorium totalling 26,000 sf was approved by the City Commission on first reading.*





# Hillcrest Manor

*Phase I includes a three-story 59,728 sf building to be used as a detoxification and rehabilitation facility classified as a Type V Group Home with 60 beds. Phase II, highlighted in orange, will include construction of a two-story 16,000 sf structure.*



Hanley Center - Hillcrest Site (Main Admissions Campus)  
Prepared for Caron Treatment Centers

Conceptual Site Plan Graphic



NORTH







# Bella Vita Estates

*A request has been made to annex this parcel into the City, change the land use to MF Medium Density, rezone to MF20 and establish development regulations to develop 179 multifamily apartments.*





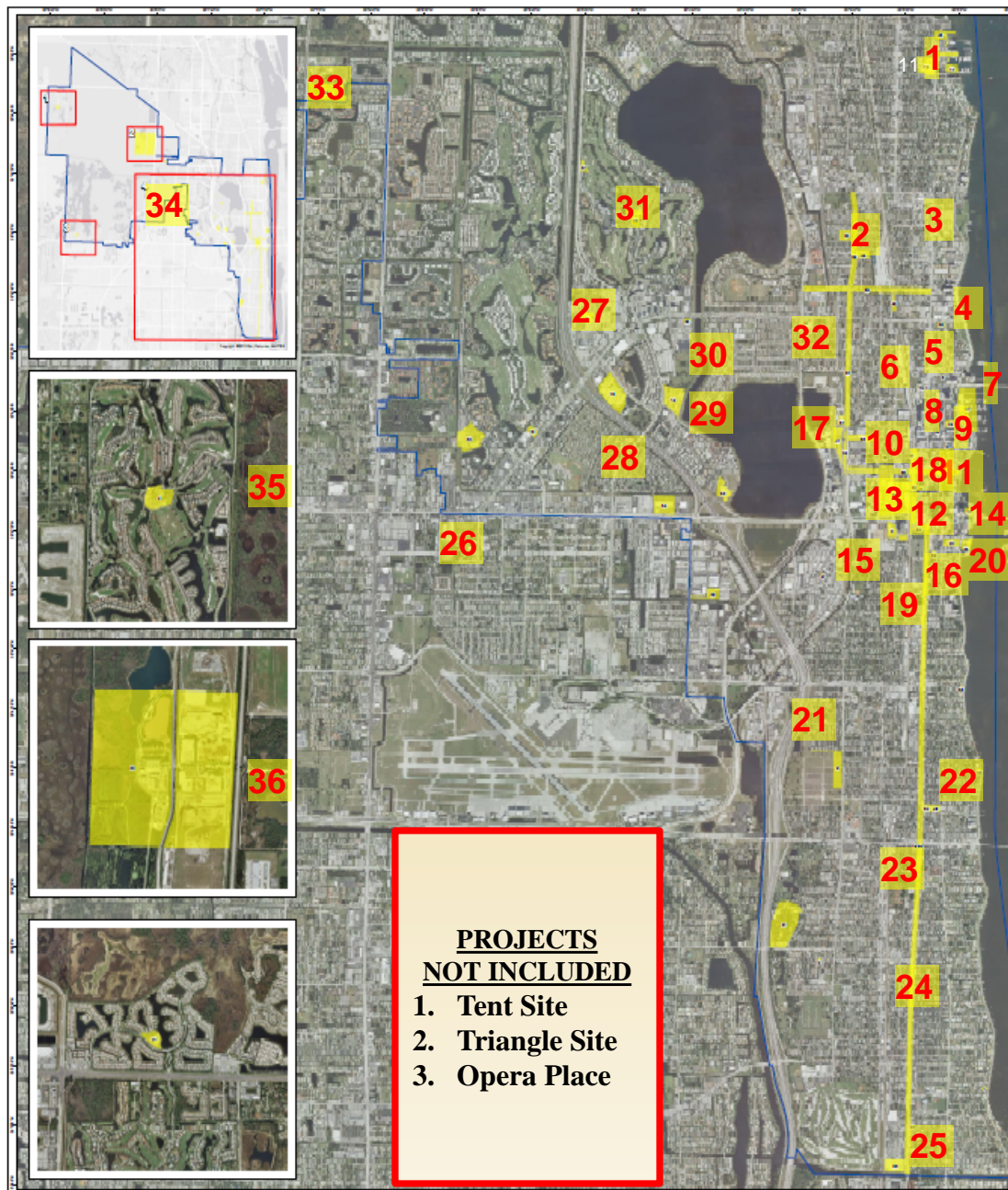
# 1515 South Flagler Drive Property

*An application to develop the vacant parcel at 1515 South Flagler Drive may be filed with the City.*



## SUMMARY OF MAJOR PROJECTS

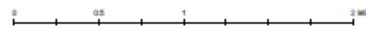
1. **Related/Rybovich**
2. **Dunbar Village\***
3. **Artists Square**
4. **Nurses Residence**
5. **North Olive Place**
6. **1<sup>st</sup> Bank**
7. **Palm Harbour Resort**
8. **Old City Hall Site**
9. **Chase Bank\***
10. **Evernia Place**
11. **Meridian Building\***
12. **Marriott Hotel**
13. **CityPlace Restaurants**
14. **Phillips Point**
15. **Convention Center Hotel**
16. **Palm Beach Motorcars\***
17. **Transit Village**
18. **Clematis Street Hotel**
19. **All Aboard Florida**
20. **First Baptist Redevelopment**
21. **PBAU Athletic Complex\***
22. **Villas on Antique Row**
23. **Walgreens**
24. **South Dixie Corridor\***
25. **8111 South Dixie Site\***
26. **Schumaker Redevelopment\***
27. **Palm Beach Outlets**
28. **Jefferson**
29. **Fire Station #5\***
30. **Mizner Lakes**
31. **PCC Resorts**
32. **Valero Gas Station\***
33. **Morse Life\***
34. **Haverhill Site\***
35. **Ibis Country Club Recreation**
36. **Solid Waste Authority\***



### **PROJECTS NOT INCLUDED**

1. **Tent Site**
2. **Triangle Site**
3. **Opera Place**

**CURRENT PROJECTS**



Created by Joshua C. Miller, May 7, 2010



CITY OF WEST PALM BEACH  
FLORIDA  
EST. 1954

# Summary



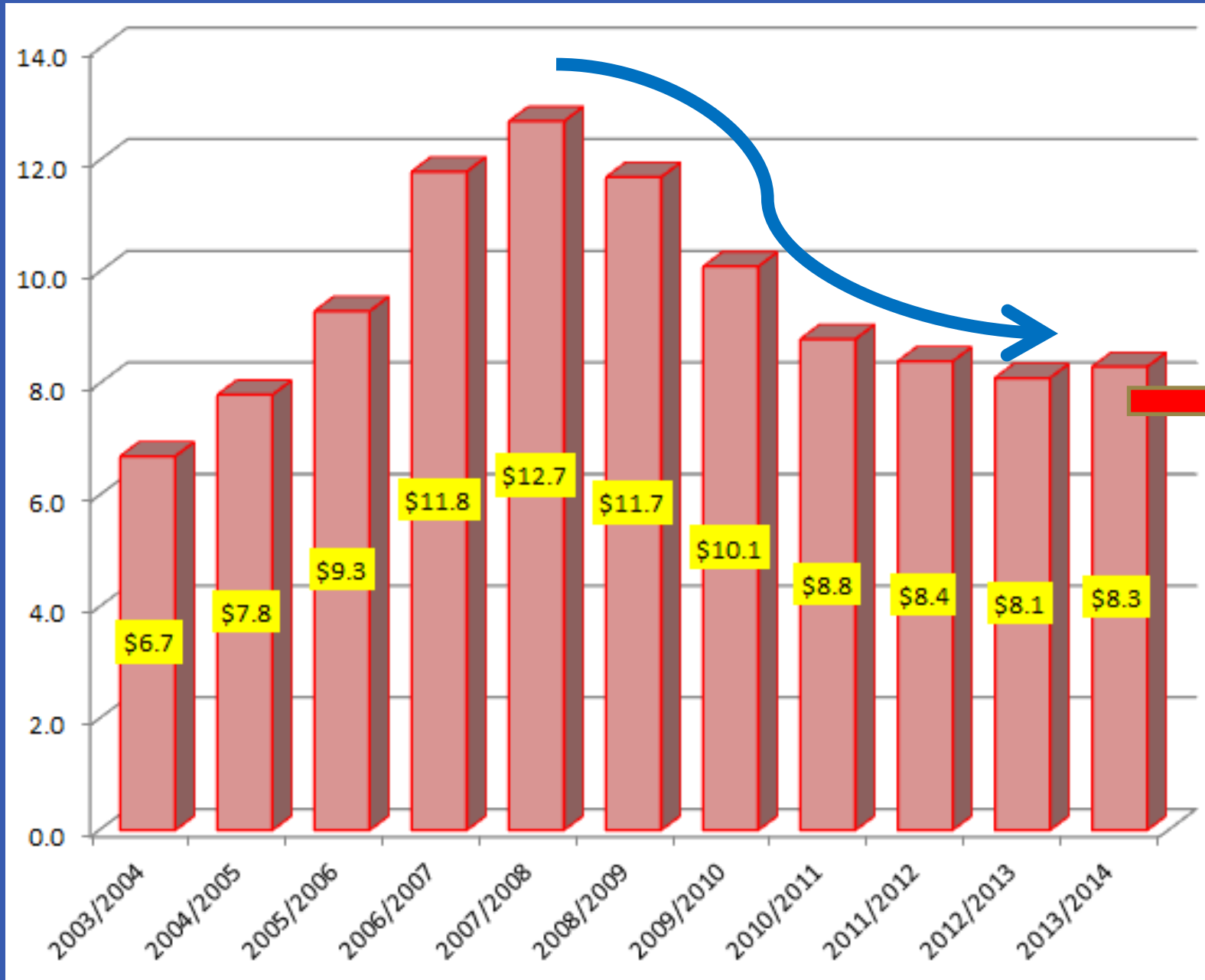
ESTIMATED PROJECT CONSTRUCTION VALUE - MAJOR WEST PALM BEACH PROJECTS								
Project	Moving Forward	Status	2014	2015	2016	2017	2018	Total
<b>ACTIVE CASES</b>								
Palm Beach Outlets (outlet portion)	✓	Under Construction		\$64,020,000				\$64,020,000
Palm Beach Outlets (remainder of mall)	✓	Approved	Permits		\$53,580,000			\$53,580,000
Villas on Antique Row	✓	Under Construction	\$5,400,000	\$8,400,000				\$13,800,000
Walgreens	✓	Under Construction		\$2,223,000				\$2,223,000
Valero Gas Station	✓	Under Construction		\$300,000				\$300,000
Evernia Place - 85 MF units	✓	Under Construction		\$13,820,682				\$13,820,682
Morse Life Major PD Amend. to add 7000 sf	✓	Under Construction	Permits	\$1,050,000				\$1,050,000
Meridian Building	✓	Under Construction		\$543,387				\$543,387
Ibis Country Club Expansion	✓	Permitting	Approved	\$20,000,000	\$10,000,000			\$30,000,000
Jefferson at WPB	✓	Permitting	Approved	\$20,000,000				\$20,000,000
300 Palm Beach Lakes Blvd. (Nurses residence)	✓	Permitting	Under Review	\$3,500,000				\$3,500,000
Mizner Lakes	✓	Permitting	Under Review	\$25,000,000	\$25,000,000			\$50,000,000
PCC Resorts (Single Family residential)	✓	Approved	Major Subdivision		\$45,000,000			\$45,000,000
PCC Resorts (Hotel)	✓	Approved				\$156,000,000		\$156,000,000
Dunbar Village RPD	✓	Approved			\$7,425,000			\$7,425,000
Marriott residence Inn - 151 room	✓	Approved	Foundation approved		\$15,599,400			\$15,599,400
Village Commons Publix Rebuild	✓	Approved			\$1,084,400			\$1,084,400
First Bank	✓	Approved	Under Review		\$776,250			\$776,250
Palm Beach Motorcars Abandonment	✓	Approved			Permits		\$1,500,000	\$1,500,000
Artists Square	✓	Approved			\$30,000,000			\$30,000,000
Clematis Street Hotel	✓	Approved	Extension Requested	Permits		\$11,100,000		\$11,100,000
North Olive Place	✓	Approved			\$39,000,000	\$30,000,000		\$69,000,000
Phillips Point Major Amendment	✓	Approved		\$750,000				\$750,000
Hanley Center	✓	Approved		Permits	\$3,397,600		\$5,200,000	\$8,597,600
Hillcrest Manor	✓	Approved		Permits	\$11,945,600		\$3,200,000	\$15,145,600
Convention Center Hotel	✓	Planning Board	Permits		\$41,600,000			\$41,600,000
<b>Subtotal:</b>			<b>\$5,400,000</b>	<b>\$159,607,069</b>	<b>\$284,408,250</b>	<b>\$197,100,000</b>	<b>\$9,900,000</b>	<b>\$656,415,319</b>
TRG/Related & Rybovich Major Amendment	✓	Planning Board		Permits		\$59,625,000	\$59,625,000	\$119,250,000
Bella Vita	✓	City Commission	Permits		\$26,850,000			\$26,850,000
Central Park Plaza	✓	Submitted		Permits		\$32,690,000		\$32,690,000
Palm Harbor Marina Resort	✓	Pending	Permits		\$9,000,000			\$9,000,000
Chapel by the Lake (1112 South Flagler)	✓	City Commission		Permits		\$416,486,125		\$416,486,125
First Baptist Redevelopment	✓	City Commission				\$0		\$0
Transit Village (TOD)	✓	Not Submitted		Permits		\$50,000,000		\$50,000,000
1515 South Flagler	✓	Not Submitted	Permits		\$25,000,000	\$50,000,000		\$75,000,000
Norton Museum Master Plan	✓	Not Submitted		Permits		\$30,000,000		\$30,000,000
Old City Hall site	✓	Not Submitted						
Palm Beach Opera Site	✓	Not Submitted						
Tent Site (Okeechobee Boulevard)	✓	Not Submitted						
Triangle Site (Okeechobee Boulevard)	✓	Not Submitted						
<b>Subtotal:</b>			<b>\$0</b>	<b>\$0</b>	<b>\$60,850,000</b>	<b>\$638,801,125</b>	<b>\$59,625,000</b>	<b>\$699,750,125</b>
<b>Total:</b>			<b>\$5,400,000</b>	<b>\$159,607,069</b>	<b>\$345,258,250</b>	<b>\$835,901,125</b>	<b>\$69,525,000</b>	<b>\$1,356,151,444</b>

# Development Services Department Outreach Meeting

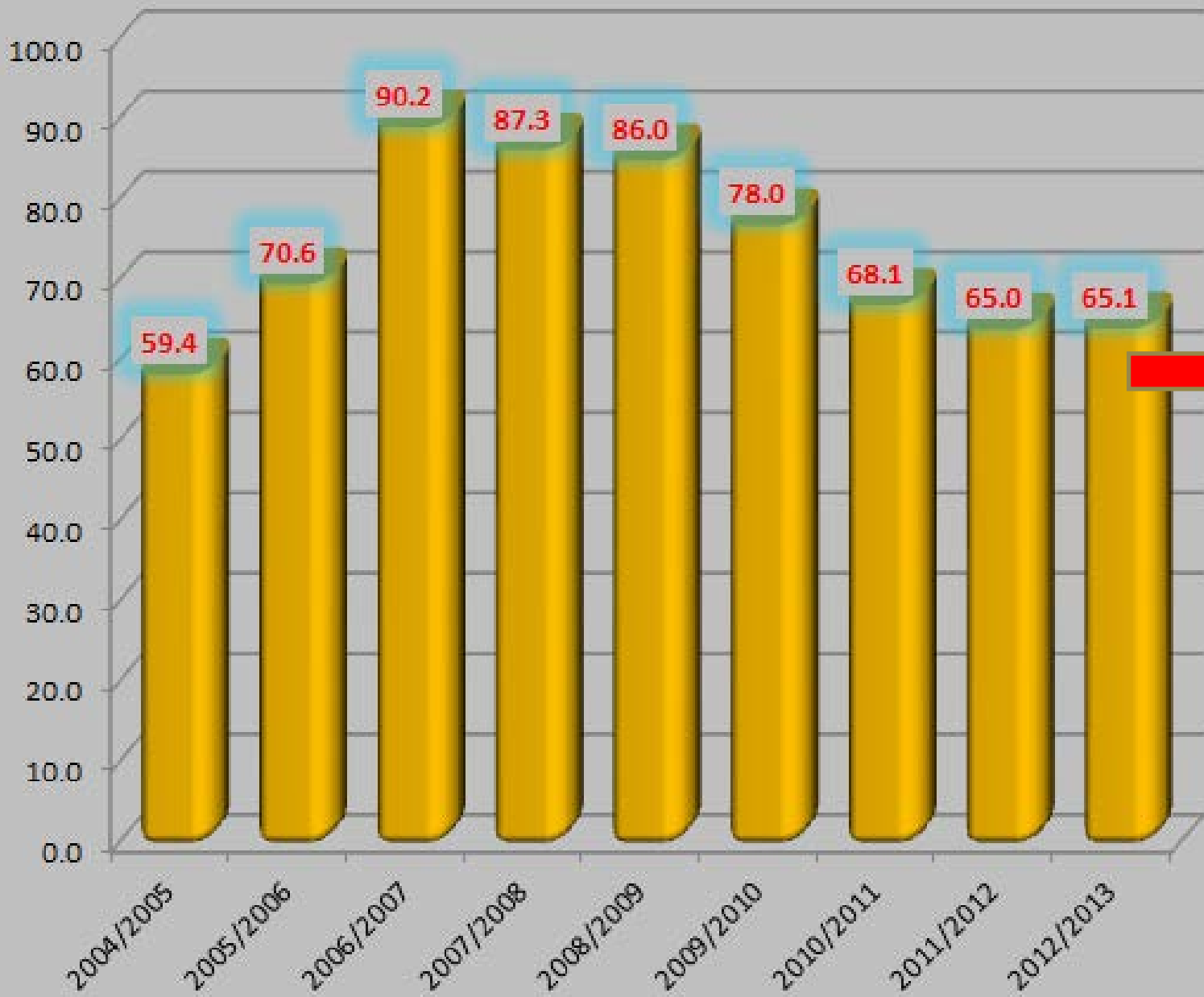


## Citywide Trends

# Property Tax Values (in billions)



# Property Tax Revenues (in millions)





# Future Actions

(July 26, 2013)



1) Switching from Community plus to One Solution



2) Electronic Permitting Submittals



3) Enhancements to our GIS System



4) Requesting Additional Staff Positions through Projected Building Permit Revenues (Not GF)

Questions and Comments?

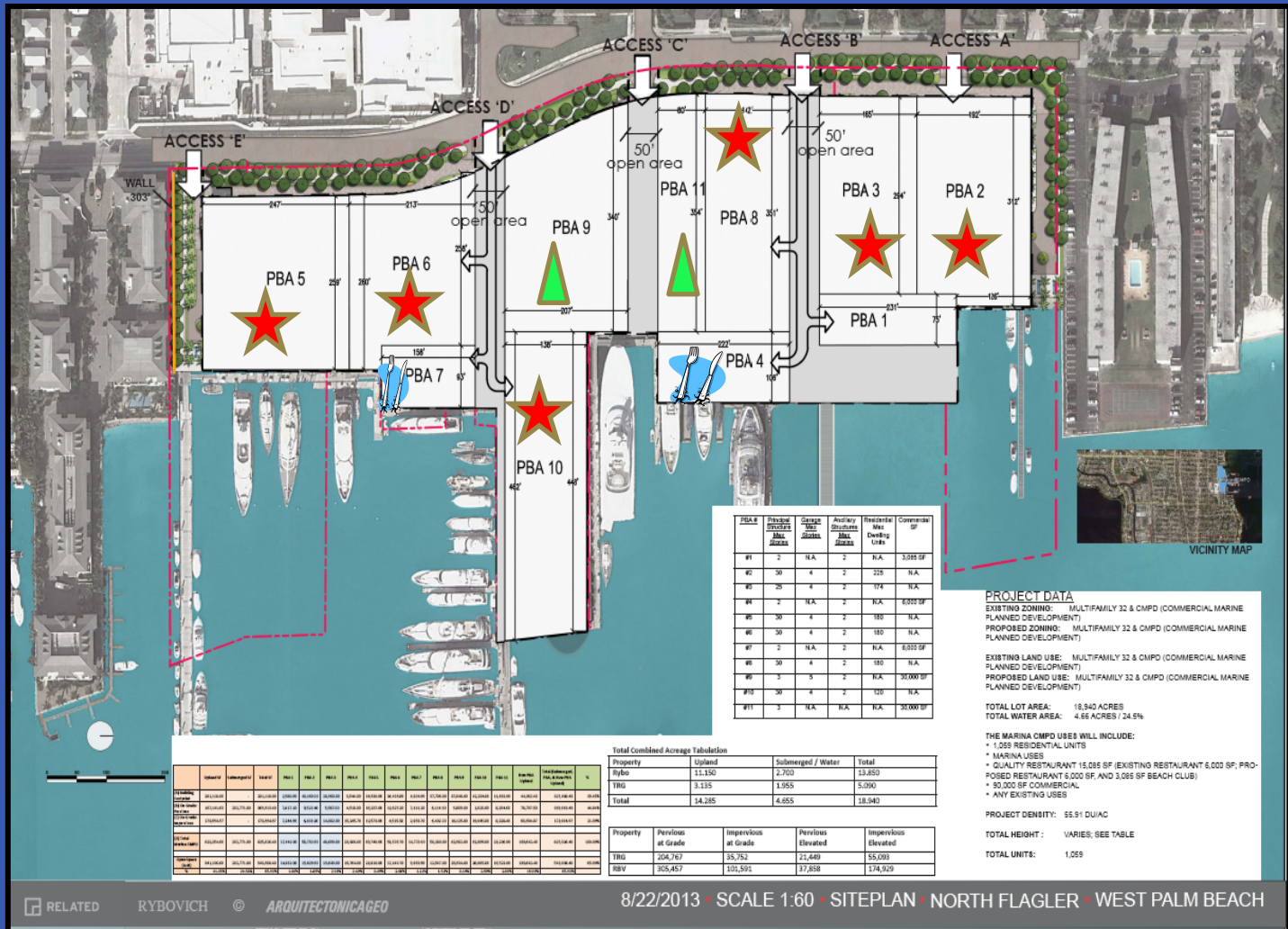
Please complete sign in sheet!



# STATUS

The applicant is proposing a consolidated plan with the following:

- 6 High rise Towers
- 2 office towers
- 2 restaurants
- A new commercial boat Dock
- 6 large vessel slips



**PROJECT DATA**  
 EXISTING ZONING: MULTIFAMILY 32 & CMPD (COMMERCIAL MARINE PLANNED DEVELOPMENT)  
 PROPOSED ZONING: MULTIFAMILY 32 & CMPD (COMMERCIAL MARINE PLANNED DEVELOPMENT)  
 EXISTING LAND USE: MULTIFAMILY 32 & CMPD (COMMERCIAL MARINE PLANNED DEVELOPMENT)  
 PROPOSED LAND USE: MULTIFAMILY 32 & CMPD (COMMERCIAL MARINE PLANNED DEVELOPMENT)  
 TOTAL LOT AREA: 18,340 ACRES  
 TOTAL WATER AREA: 4.66 ACRES / 24.5%  
 THE MARINA CMPD USES WILL INCLUDE:  
 - 1,059 RESIDENTIAL UNITS  
 - MARINA USES  
 - QUALITY RESTAURANT 15,085 SF (EXISTING RESTAURANT 6,000 SF, PROPOSED RESTAURANT 6,000 SF, AND 3,086 SF BEACH CLUB)  
 - 93,300 SF COMMERCIAL  
 - ANY EXISTING USES  
 PROJECT DENSITY: 55.91 DU/AC  
 TOTAL HEIGHT: VARIES; SEE TABLE  
 TOTAL UNITS: 1,059